



CANALSIDE OFFICE FOR SALE

## Unit 2, Wharf Studios, 26-42 Wharf Road, N1 London, N1 7GR

**Ground and lower  
ground industrial style  
office unit with private  
terrace**

**5,065 sq ft**  
(470.55 sq m)

- Secure bicycle storage
- Passenger lift
- Minimum 3 metre floor to ceiling height
- Private landscaped terrace
- Raised access flooring
- Self-contained showers/WC's

# Unit 2, Wharf Studios, 26-42 Wharf Road, N1, London, N1 7GR

## Description

Wharf Studios is situated alongside the Wenlock Basin, a newly constructed mixed use development comprising commercial ground floor units with high end residential apartments above.

Unit 2 – a substantial commercial unit, currently occupied by a fashion house, they have configured as office and showroom on the ground floor and more workspace, cutting room and break out areas to the lower ground.

A large courtyard terrace to the rear has been carefully landscaped by the current owners and provides an urban oasis of calm. The commercial accommodation benefits from fantastic ceiling heights throughout, a minimum of 3m, and natural light and windows to both floors. Each space is fully self-contained with ground floor street access and provides fully DDA compliant space including lift between both floors, showers and fully fitted kitchen.

## Location

Situated on Wharf Road, just off City Road and a short walk from Old Street station or Angel. The area has seen some tremendous growth and regeneration in recent years, with former industrial canalside warehouses being converted into stunning office and residential units.

Transport links are excellent as to are the amenities nearby including the shops, restaurants and bars along City Road, including Sainsburys, Pret, Pizza Union, Nandos and the Narrowboat.

## Specification

- Self contained ground and lower ground
- Bike storage
- Fully DDA compliant
- Private landscaped terrace
- Raised accessed flooring
- Exposed air conditioning system
- Exposed concrete walls and columns

## Viewings

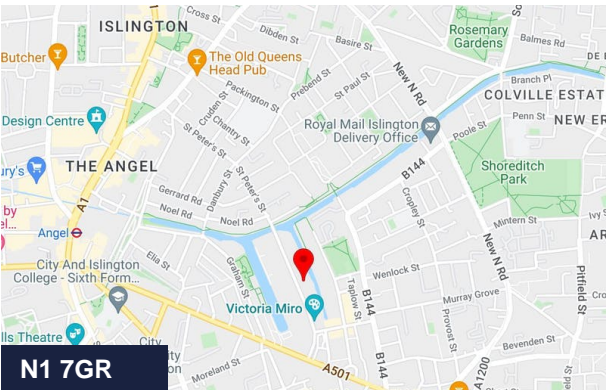
Strictly by appointment with Stirling Ackroyd

## Terms

Virtual freehold (998 years from 2016)

## Virtual Tour

<https://view.ricohtours.com/c1124510-8745-4c48-8916-fdbc000e16f?type=compact>



## Summary

Available Size	5,065 sq ft
Price	£3,250,000
Rates Payable	£16.44 per sq ft
Service Charge	N/A
EPC Rating	Upon Enquiry

## Viewing & Further Information



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