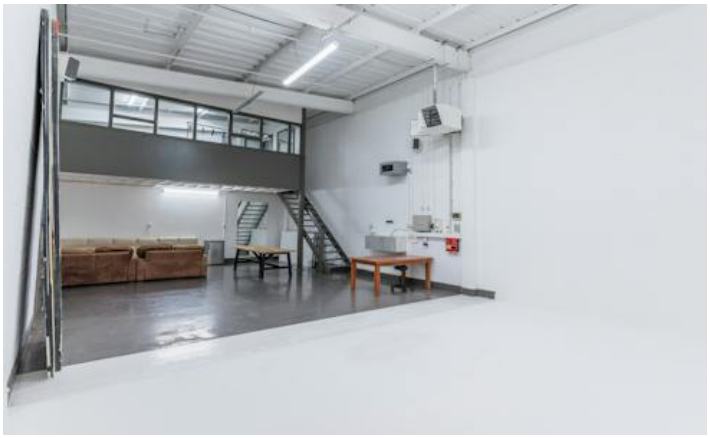
ELLIS BROWN

/ OFFICES TO LET

Variety of creative studio / office spaces available to let in a unique building overlooking Regent's Canal

Eagle Wharf Studios, 49-50 Eagle Wharf Road, N1 7ED
230 - 25,991 sq ft



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Description

49–50 Eagle Wharf Road offers a range of flexible accommodation suitable for a variety of occupiers from 200 to 32,000 sq ft. The space lends itself well to traditional office use, as well as creative businesses, including design studios, photography, podcast production and wider content creation. The property benefits from excellent ceiling heights throughout, creating bright adaptable accommodation. Flexible lease terms are available direct from the landlord.

Location

Overlooking Regent's Canal, 49-50 Eagle Wharf Road occupies a prime position between Shoreditch, Hoxton and Angel. The property is within walking distance of Old Street, Hoxton and Angel stations, providing excellent connectivity, while the surrounding area offers an exceptional selection of cafés, restaurants and bars.

Features

- Fantastic floor to ceiling heights
- Flexible lease terms available direct from the landlord on an all inclusive basis
- Large communal courtyard
- Suitable for a variety of occupiers
- Industrial kitchen and bar overlooking Regent's Canal
- Warehouse style features
- Excellent natural light

EPC

On application

Terms

On application

VAT

Applicable

Contact

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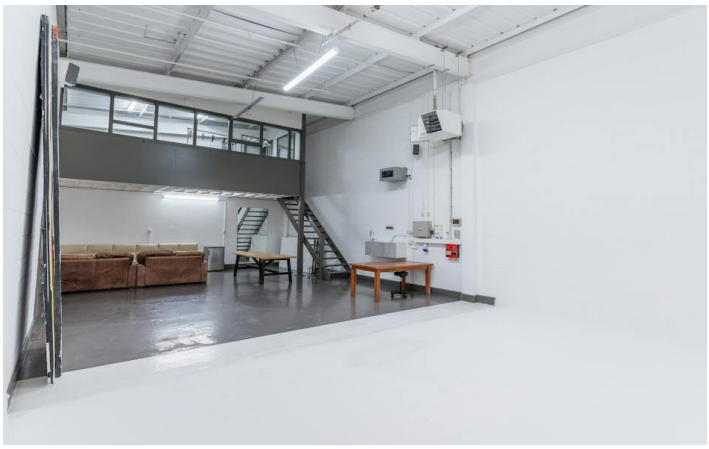

ELLIS BROWN

Ground Floor

UNIT	SIZE (SQ FT)	STATUS	RENT (PER ANNUM)	RATES (PSF)	SERVICE CHARGE (PSF)
Studio 1	1,389	Available	£48,615	Included	Included
Studio 2	1,362	Available	£47,670	Included	Included
Studio 3	398	Let	£13,930	Included	Included
Studio 4	1,749	Available	£61,215	Included	Included
Studio 5	893	Available	£31,255	Included	Included
Studio 6	2,217	Let	£77,595	Included	Included
Studio 7	2,088	Available	£73,080	Included	Included
Studio 9	732	Let	£25,620	Included	Included
Studio 10	667	Available	£23,345	Included	Included
Studio 11	980	Available	£34,300	Included	Included
Studio 12	958	Available	£33,530	Included	Included
Studio 18	3,673	Available	£192,833	Included	Included
Store	377	Available	£13,195	Included	Included
Studio Office	614	Available	£21,490	Included	Included
Ground Floor Office	1,260	Available	£44,100	Included	Included

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1st & 2nd Floor

UNIT	SIZE (SQ FT)	STATUS	RENT (PER ANNUM)	RATES (PSF)	SERVICE CHARGE (PSF)
Casting Room & Boardroom	672	Let	£23,520	Included	Included
Glass Roof Office (Part Ground and 1st Floor)	753	Available	£26,355	Included	Included
Suite 6	374	Available	£13,090	Included	Included
Studio 9a	1536	Available	£65,000	Included	Included
Studio 13	549	Available	£19,215	Included	Included
Office 1	463	Let	£16,205	Included	Included
Office 2	495	Let	£17,325	Included	Included
Office 3	237	Under Offer	£8,295	Included	Included
Office 4	230	Let	£8,050	Included	Included
Office 5	298	Let	£10,430	Included	Included
2nd Floor - Studio 8	1,701	Let	£59,535	Included	Included

UNIT	SIZE (SQ FT)	STATUS	RENT (PER ANNUM)	RATES (PSF)	SERVICE CHARGE (PSF)
Unit 2	1,103 – 4,370	Available	£27,575 - £109,250	TBC	Included
Café / Restaurant & Kitchen	2,245	Available	£78,575	Included	Included