

32B WATERSIDE,  
WHARF ROAD, NI

570 SQ FT  
MEDIA STYLE CANAL SIDE OFFICE SPACE TO RENT  
OLD STREET NI



Waterside

H

## DESCRIPTION

Self contained studio office set within a cobbled courtyard development overlooking the Wenlock Basin. The office has a timber flooring, glazed crittal meeting room, kitchen and private WC.

The estate includes onsite coffee shop, commissionaire, secure bike storage, outside seating on the canal side and communal gardens.

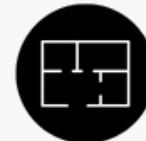
## AMENITIES



CONCIERGE



SELF-CONTAINED



OPEN PLAN



COURTYARD



PRIME  
LOCATION



E CLASS USE



AIR  
CONDITIONING



MEETING ROOMS



FULLY FITTED

## MEDIA STYLE OFFICE OVERLOOKING WENLOCK BASIN





## TRANSPORT

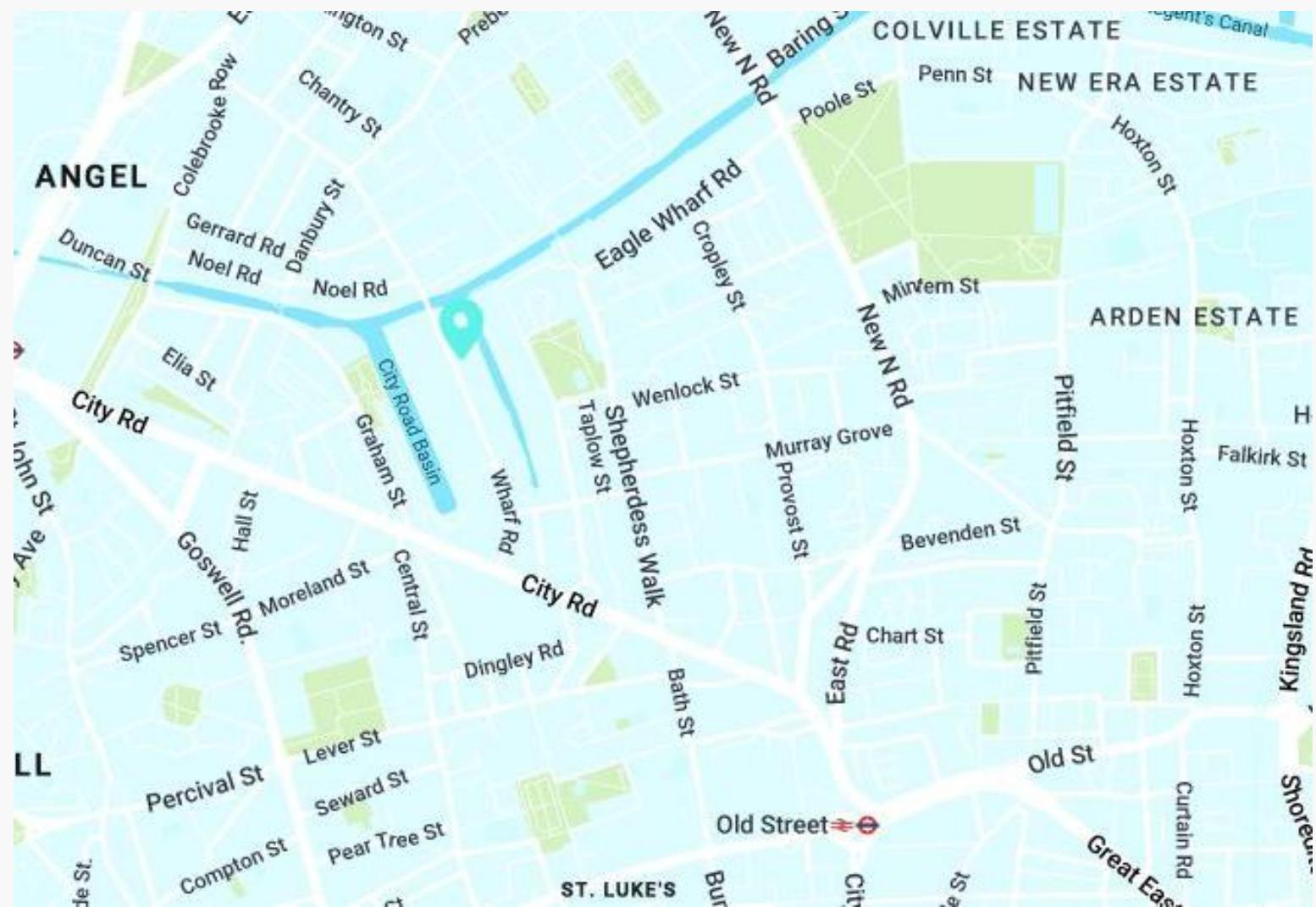
Old Street – 10 Mins Walk



Angel – 13 Mins Walk



## LOCATION



## AREA

Located Moments from Wenlock Basin on Wharf Road, the property is situated within short walking distance from Old Street roundabout, Hoxton Square and Angel Islington. The area is surrounded by a host of tech and creative office Occupiers.



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Unit 32b	570	Available	£29.50	£14.31	£5.00	£2,320

### LEASE

Available on a new flexible lease, contracted outside of the Landlord & Tenant Act.

### TIMING

Available Immediately

### CONTENT

View on our website



### RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

### VAT

VAT is applicable.

### MANAGED

The premises can be offered on a managed basis via [www.baseoffices.london](http://www.baseoffices.london)

## VIEWINGS VIA SOLE AGENTS

BELCOR

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## TEAM



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