

Commercial Office Space

1,428 sq. ft. / 132 sq. m.

**Self-contained office within gated courtyard, overlooking Regents Canal**

# TO LET

**Unit 7 Angel Wharf, 55 Eagle Wharf Road, London N1 7ER**



## LOCATION

Angel Wharf is situated on the corner of Shepherdess Walk and Eagle Wharf Road, overlooking the Regents Canal. The property is located between Old Street and Angel underground stations, close to Shoreditch Park. Nearby amenities include The Commissary bar & restaurant, Gainsborough Café and various excellent pubs for food and drink.

## TRANSPORT

Old Street Station – Northern Line & First Capital Connect

Angel Station – Northern Line

Essex Road – National Rail

Haggerston – London Underground

Buses – 43, 205, 214, 394

**21 Peartree Street, London, EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

Angel Wharf is a mixed-use development that was completed in 2008.

The property is neatly tucked into the near corner of the gated courtyard, overlooking the Regents Canal and the occupier has the ability to utilise outside space.

Internally, the property provides modern, open plan office accommodation and benefits from modern light fittings, raised access floors, a fitted kitchen, WC's and shower.

## AMENITIES

- Attractive courtyard setting
- Self-contained office
- Fitted Kitchen
- Modern strip, spot and light fittings
- Fresh air ventilation system
- Independent heating
- Fully accessible raised access floor
- W/C
- Secure bike storage
- On-site security
- Shower

## APPROXIMATE FLOOR AREAS

Unit 7                      1,428 sq. ft.      132 sq. m.

## LEASE

New effective full repairing and insuring lease is available for a term by arrangement.

## RENT

£20,000 per annum, plus VAT.

£14.01 per sq. ft.

## RATES

We understand the rates payable for 2022/23 to be approx. £12,725 per annum.

Interested parties are advised to verify these figures with the London Borough of Hackney.

## SERVICE CHARGE

We understand the current service charge is running at £4,100 per annum, plus VAT.

## TOTAL OCCUPATIONAL COSTS

£36,825 per annum

£3,068.75 per calendar month

## VAT

The property is elected for VAT.

## PLEASE CONTACT

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