

**32B WATERSIDE,
WHARF ROAD, NI**

570 SQ FT

**MEDIA STYLE CANAL SIDE OFFICE SPACE FOR
RENT OR SALE
OLD STREET NI**



Waterside

H

8

Waterside
Birmingham



DESCRIPTION

Self contained studio office set within a cobbled courtyard development overlooking the Wenlock Basin. The office has a timber flooring, glazed crital 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.

MEDIA STYLE OFFICE OVERLOOKING WENLOCK BASIN



AMENITIES



CONCIERGE



SELF-CONTAINED



OPEN PLAN



COURTYARD



PRIME
LOCATION



E CLASS USE



AIR
CONDITIONING



MEETING ROOMS

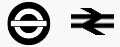


FULLY FITTED



TRANSPORT

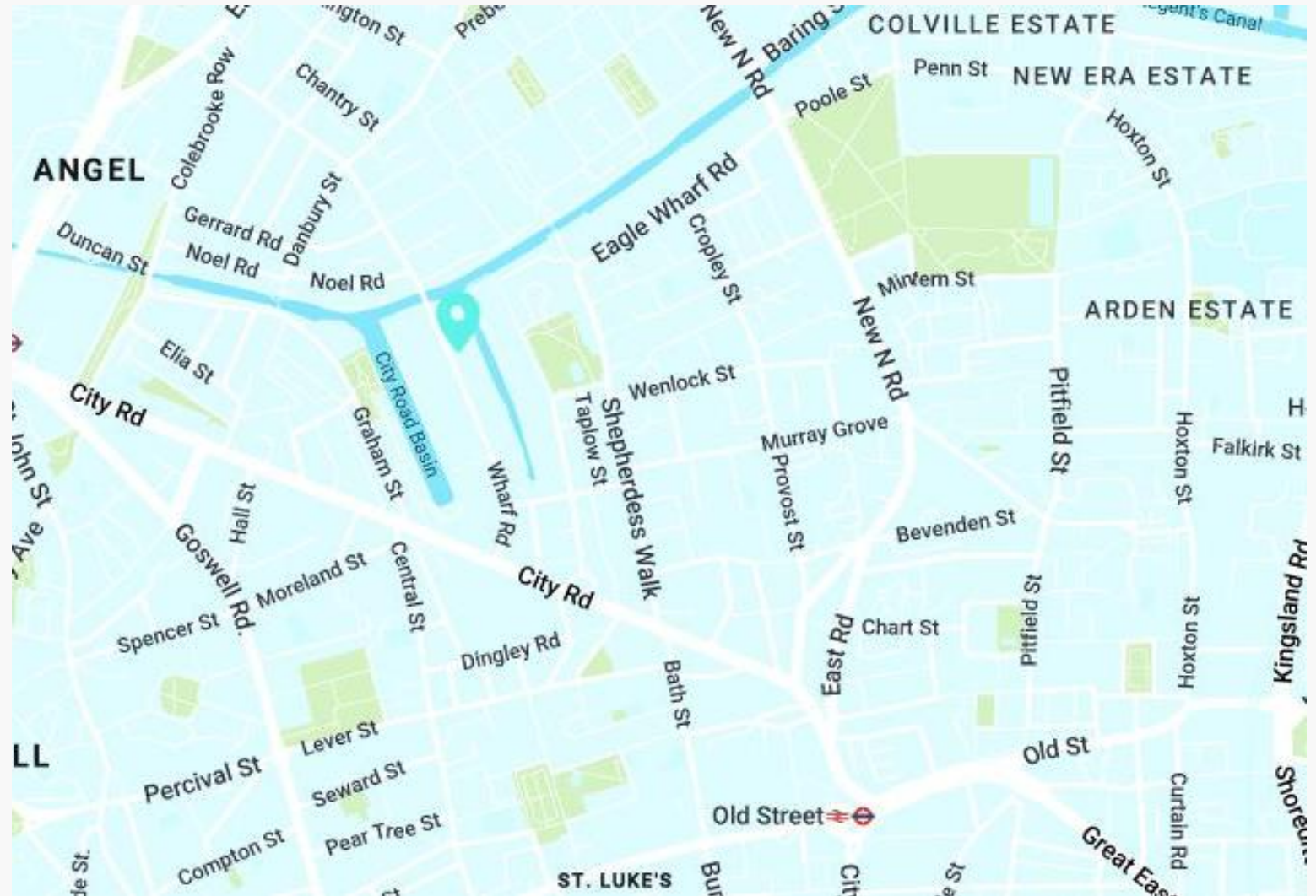
Old Street – 10 Mins Walk



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 Agnel Islington. The area is surrounded by a host of tech and creative office Occupiers.

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	PRICE	RENT (PSF)	RATES (PSF)	S/CHARGE (PSF)	TOTAL (PCM)
Unit 32b	570	Under Offer	£250,000	£29.50	£14.31	£5.00	£2,320

LEASE

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

Also available for sale on a long leasehold basis

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.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



DANIEL JACKSON
AGENCY
dj@belcor.london
07725 203254



JACOB DOBRIN
AGENCY
jacob@belcor.london
07956 195700