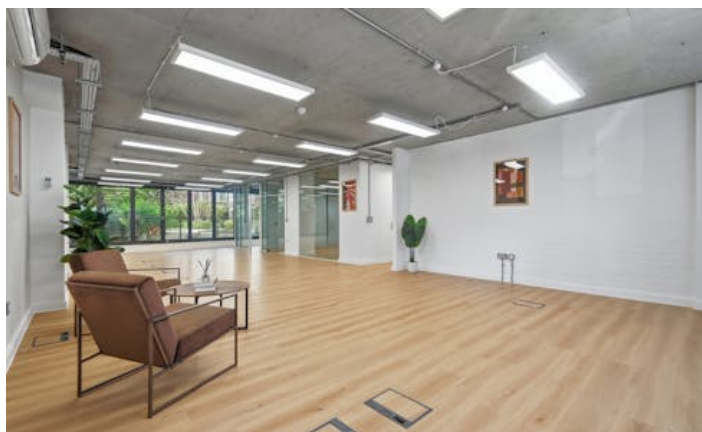
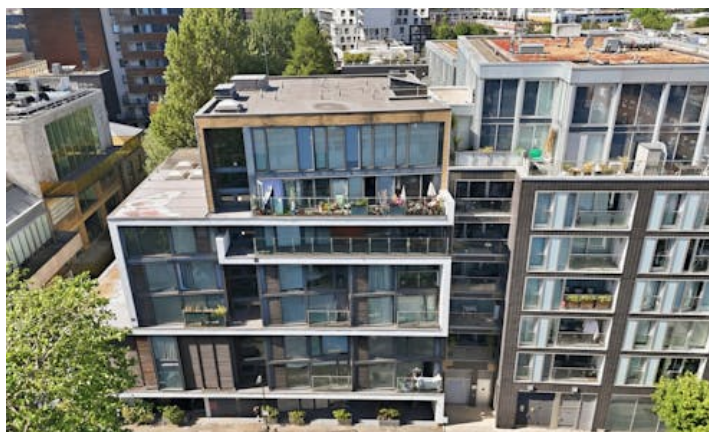
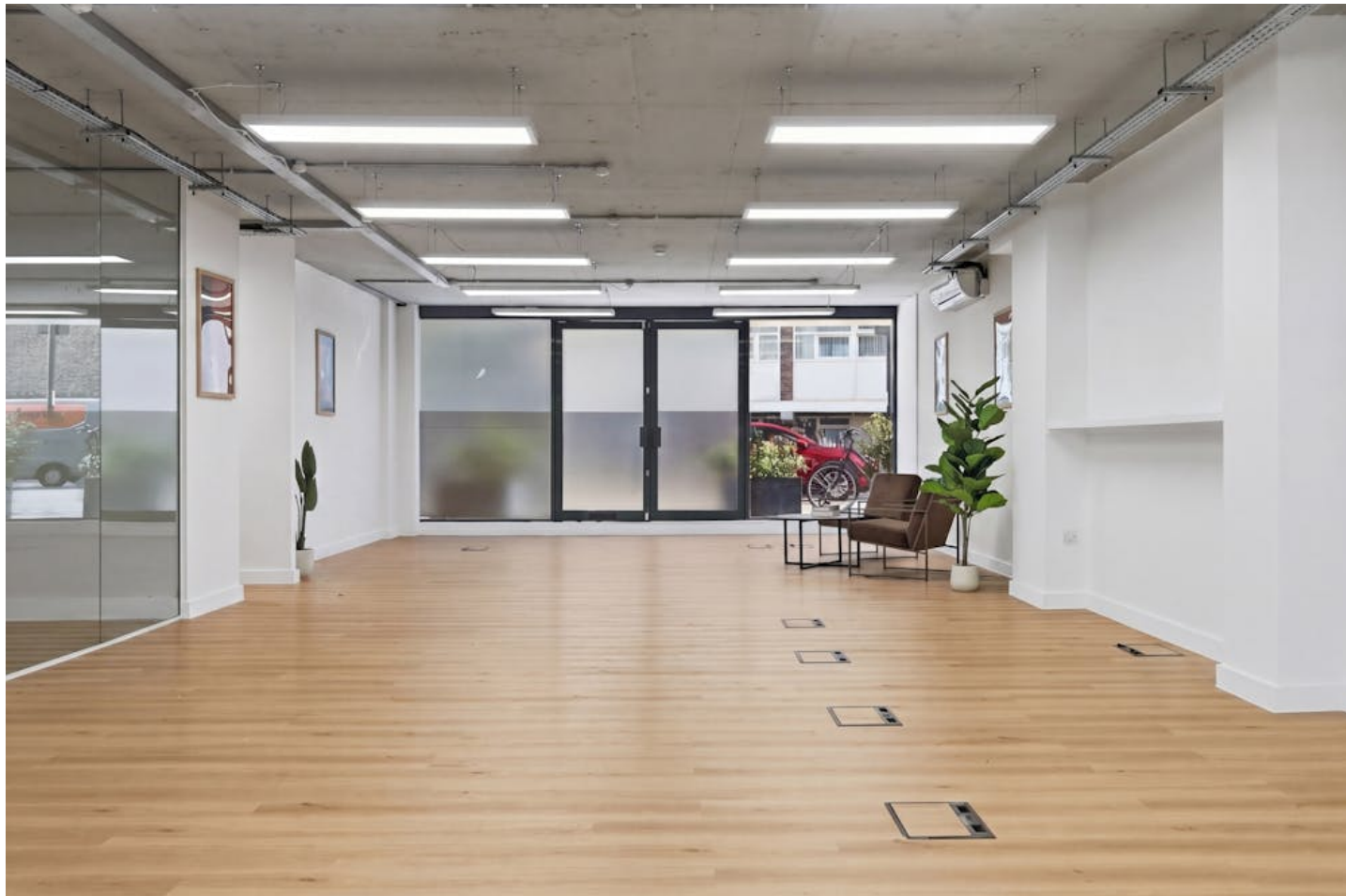


ELLIS BROWN

OFFICE TO LET

Self contained unit with a private terrace available by way of a new lease at an economical rent.

Micawber Wharf, 17 Micawber Street, N1 7TB
1,550 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract. the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 15/06/2026

ELLIS BROWN

OFFICE TO LET

Micawber Wharf, 17 Micawber Street, N1 7TB
1,550 sq ft

Description

Ellis Brown are pleased to present this fully fitted self contained ground floor office space with a large street facing entrance, which benefits from a private terrace at the rear and is available at an economical rent. The unit currently has a fitted kitchen, 2 meeting rooms as well as fully cabled fibre internet. Scheduled refurbishment works include the installation of new wood-effect LVT flooring, upgraded lighting, and full redecoration- as illustrated in the indicative CGIs.

Location

Micawber Wharf has good accessibility from Old Street and Angel stations. The unit is a short walk from the picturesque Regent's Canal and benefits from a range of amenities on its doorstep on City Road and the surrounding area, including a wide range of cafés, restaurants, gyms and green areas.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	1,550	144	£29	£16.26	£3.60	£6,311.08	£75,733	Available
Total	1,550	144	£29	£16.26	£3.60	£6,311.08	£75,733	

Features

Self contained entrance
Private terrace
Meeting rooms
Air conditioning
Economic rent
Fitted kitchen
Demised W/C and shower facilities

EPC

On application

Terms

On application

VAT

On application

Contact

Christopher Antoniou
07922 584 901
christopher@ellisbrowncommercial.com

Freddie Grant
07956 201 774
fgrant@ellisbrowncommercial.com

Joint Agents

Tom Schwier (Strettons)
020 7614 0906

Joel Barnes (Strettons)

ELLIS BROWN

OFFICE TO LET

Micawber Wharf, 17 Micawber Street, N1 7TB
1,550 sq ft

