

Commercial Office Space

1,450 sq. ft. / 134.71 sq. m.

Self-contained office within gated courtyard, overlooking Regents Canal

TO LET

Unit 4 Angel Wharf, 54 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 Overground

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 far corner of the gated courtyard, overlooking the Regents Canal and the occupier has the ability to utilise outside space.

The self-contained office is arranged over ground and lower floors with an internal staircase.

AMENITIES

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

APPROPRIATE FLOOR AREAS

Ground	850 sq. ft.	78.97 sq. m.
L. Ground	600 sq. ft.	55.74 sq. m.
Total	1,450 sq. ft.	134.71 sq. m.

LEASE

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

RENT

£45,000 per annum, plus VAT.

RATES

We understand the rates payable for 2021/22 to be £18,603.50 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 £6,737 per annum, plus VAT.

VAT

Each The property is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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