



Unit 1, Angel Wharf

55 Eagle Wharf Road, London, N1 7ER

Beautifully Presented Canal-Side Office in Angel Wharf, N1

1,567 sq ft
(145.58 sq m)

- Suitable for office or studio use
- Internal meeting room
- Lots of natural light
- Gated courtyard
- Shower
- Kitchenette
- Canal views

Unit 1, Angel Wharf, 55 Eagle Wharf Road, London, N1 7ER

Summary

Available Size	1,567 sq ft
Rent	£35,700 per annum
Rates Payable	£18,712.50 per annum
Rateable Value	£37,500
Service Charge	£4,022 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
BER Rating	B (37)

Description

This bright and thoughtfully designed office is located within the Angel Wharf development, positioned directly on Regent’s Canal. Surrounded by calming water views and green spaces, the setting offers a peaceful contrast to the energy of nearby Shoreditch, Islington, and the City.

Set within a secure, multi-occupied building, the space benefits from access to a well-maintained communal courtyard, creating a relaxed and professional environment for occupiers and their clients.

Internally, the unit is open plan, filled with natural light, and includes a dedicated internal meeting room, kitchenette, shower, and access to outdoor space. The layout is ideal for creative and professional businesses seeking a workspace that balances design and practicality.

Location

Angel Wharf is positioned along Regent's Canal in London, N1, offering a tranquil waterside setting just moments from the vibrant heart of Islington.

Transport links include:

- Angel Station (Northern Line)
- 15 minutes’ walk / 5 minutes by bike
 - Direct access to King’s Cross, Bank, and London Bridge

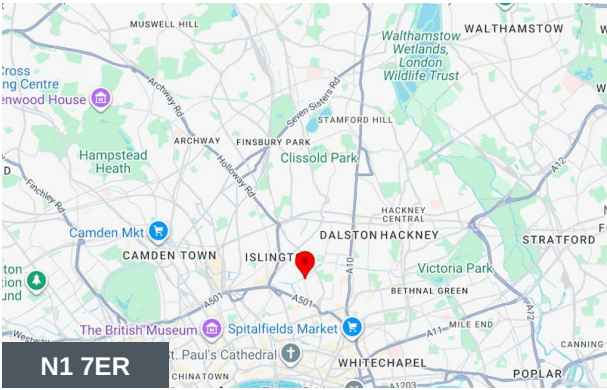
- Old Street Station (Northern Line & National Rail)
- 14 minutes’ walk / 4 minutes by bike

The surrounding area features a mix of canalside cafés, bars, independent shops, and parks, including nearby Shoreditch Park, contributing to a relaxed yet connected working environment.

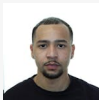
Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Rent	Rates Payable	Service charge	Total month
Ground	Office	1,567	145.58	£35,700 /annum	£13,473 /annum	£4,022 /annum	£4,432.92
Total		1,567	145.58				£4,432.92



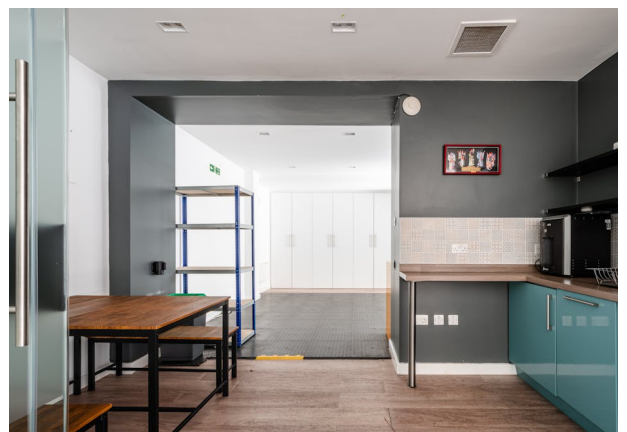
Viewing & Further Information



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Energy performance certificate (EPC)

Unit 7
Angel Wharf
55 Eagle Wharf Road
Hackney
LONDON
N1 7ER

Energy rating

B

Valid until: **25 May 2032**

Certificate number: **9641-5761-7994-1486-9682**

Property type

B1 Offices and Workshop businesses

Total floor area

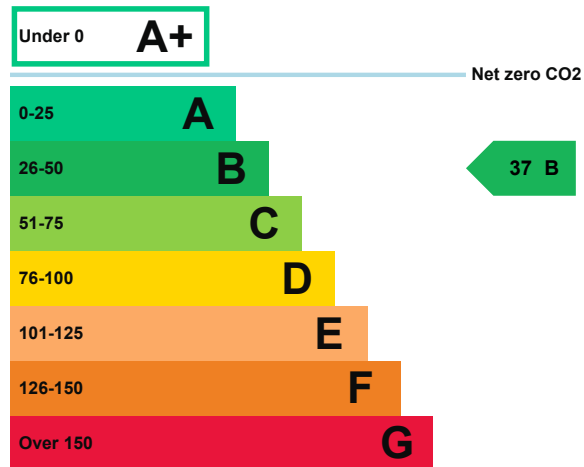
138 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	22 A
If typical of the existing stock	65 C

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	31.43
Primary energy use (kWh/m2 per year)	186

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5554-2257-6444-4941-1265\)](/energy-certificate/5554-2257-6444-4941-1265).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ori Reiss
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003801
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Vital
Employer address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 May 2022
Date of certificate	26 May 2022



Office
15'8" x 9'9"
(4.78m x 2.97m)

Office
32'10" x 30'8"
(10.01m x 9.35m)

Office
30'2" x 27'2"
(9.19m x 8.28m)

**Disabled WC &
Wet Room**
11'11" x 5'6"
(3.63m x 1.68m)

Ground Floor

Approx. Gross Internal Floor Area 1567 sq. ft / 145.57 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property