



**STIRLING
ACKROYD**

TO LET / FOR SALE

**Unit 11 Angel Wharf, 58
Eagle Wharf Road,
London, N1 7ER**

2,626 sq ft

**Self Contained Canalside
Office With Industrial
Aesthetic In Islington For
Sale / To Let**



VIDEO TOUR

stirlingackroyd.com



Description

Arranged over ground and basement floors, this characterful canal-side office combines an industrial aesthetic with practical, flexible workspace. The ground floor features an open-plan office area with generous desk space, large windows providing good natural light and views towards the surrounding area, alongside exposed services and an industrial-style ceiling that enhances the space's distinctive character.

The basement provides valuable additional accommodation, including a boardroom, breakout area with fitted storage, a kitchenette-style facility and space for informal collaboration or staff amenities. The combination of open-plan workspace and ancillary accommodation offers flexibility for a range of occupiers, from creative businesses to professional and technology-led companies.

With its distinctive character, adaptable layout and attractive canal-side setting, the property offers an appealing alternative to more conventional office accommodation in a sought-after Islington location.

Key points

- Open Plan Layout
- Communal Landscaped Courtyard
- Set Within A Mixed Use Gated Development
- Great Natural Light, Air Conditioning & Large Meeting Room/Boardroom
- Bike Storage
- Air Conditioning
- Sweeping Views of the Regents Canal
- Secure Parking Space (Subject To Separate Negotiation)



Location

Angel Wharf is situated on the Regent's Canal in Islington, London N1, offering a characterful waterside setting within easy reach of the amenities of Upper Street and Islington's vibrant mix of cafés, restaurants, shops and bars.

The property benefits from a well-connected central London location, with both Old Street and Angel Underground stations are within walking distance, providing access to the Northern line and convenient connections across the capital.

Transport Links



Essex Road 0.5 Miles



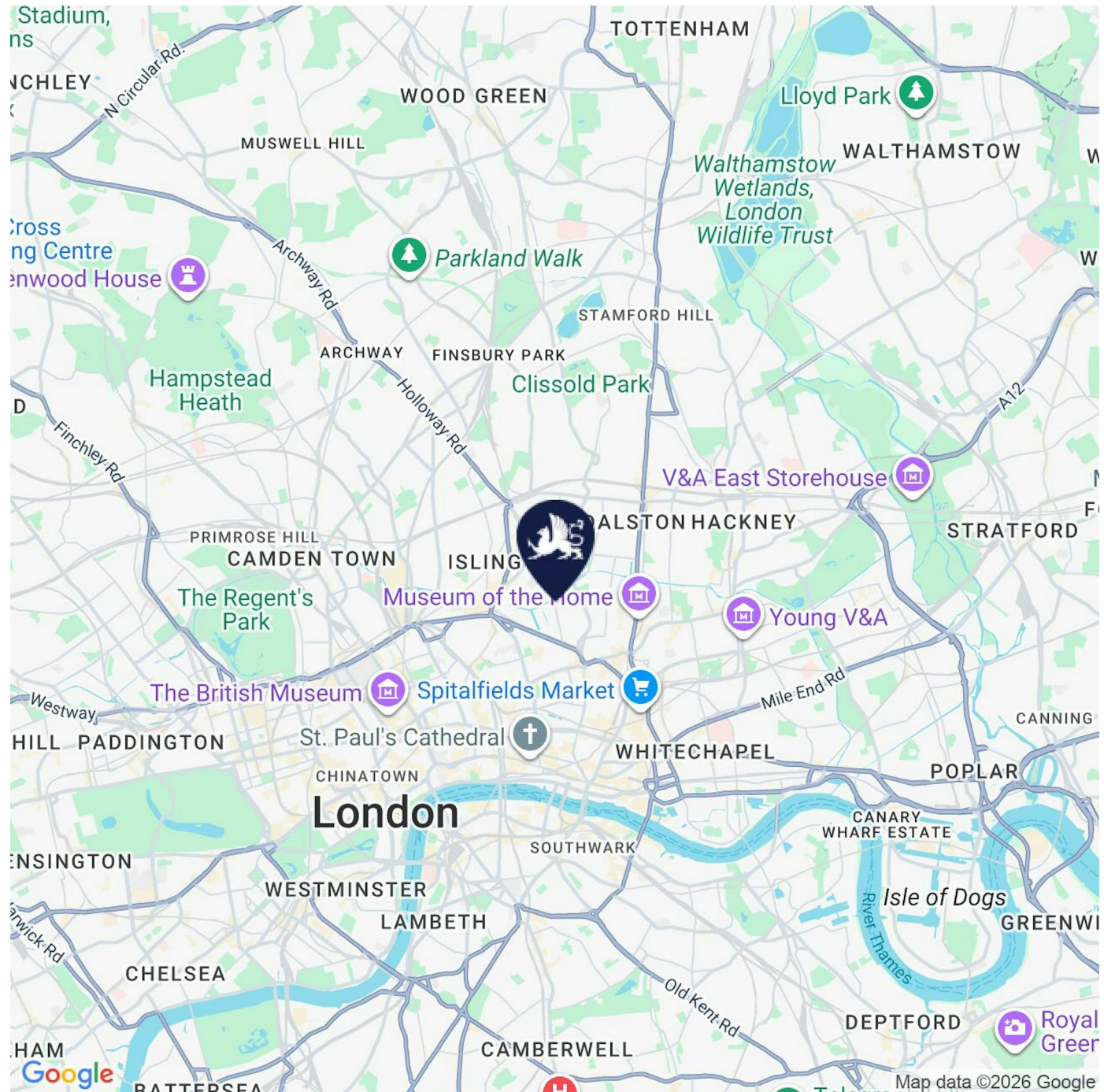
Angel 0.5 Miles

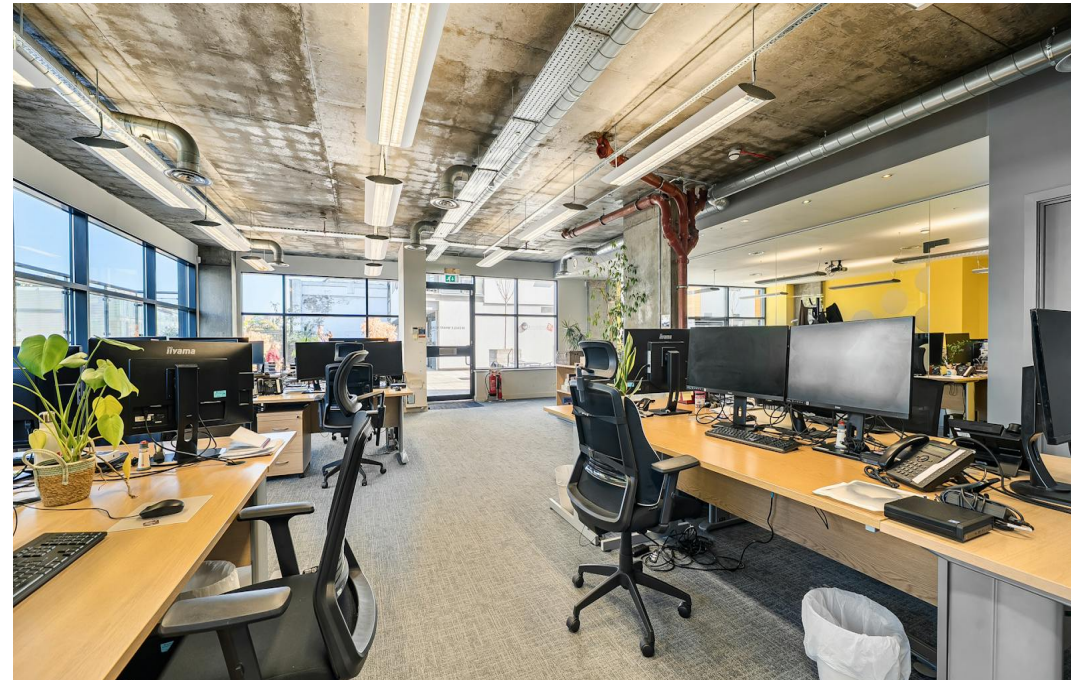


Old Street 0.6 Miles



Hoxton 0.8 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	1,445	134.24	Available
1st	1,181	109.72	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£52,500 per annum
Price	£885,000
Rates	£12.52 per sq ft
Service Charge	On application
VAT	Not applicable. VAT Applicable On The Parking Space
EPC	C (73)

Viewing & Further Information



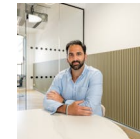
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