

Commercial Office Space

1,810 sq ft

**Self-contained office ready for immediate occupation.**

**Suitable for offices and educational users.**

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# TO LET / FOR SALE

**Unit 5, Angel Wharf, 53 Eagle Wharf Road, London,  
N1 7ER**



## LOCATION

Angel Wharf is situated on the corner of Shepherdess Walk and Eagle Wharf Road, overlooking the Regent's Canal. Located between Angel and Old Street Stations and next to the Holborn Studios.

## TRANSPORT

Angel Station – Northern Line

Old Street Station (Northern Line & First Capital Connect)

Buses – 43, 205, 214, 394



## DESCRIPTION

Based within this stunning canal side development the office is completely self-contained and is accessible from both the courtyard and Eagle Wharf Road. The demise also benefits from having both B1 and D1 use classes, ideal for a wide mixture of uses such as offices, training and non-residential education.

## AMENITIES

- Self-contained office with your own front door
- Stunning courtyard setting
- B1 & D1 use classes
- Low service charge
- Dual access from courtyard and Eagle Wharf Road
- Fully accessible raised floors
- Shower
- Secure bike storage
- Car parking by separate arrangement
- Capped off services

## APPROPRIATE FLOOR AREAS

Ground	845 sq ft	78.5 m sq
Lower Ground	965 sq ft	89.6 m sq
Total	1,810 sq ft	168.1 sq m

## USE

B1 & D1 use classes.

## RENT

£45,000 per annum plus VAT.

## LEASE

A new lease is available for a term by arrangement.

## SALE

A new 125 year long leasehold interest is available, subject to an annual ground rent of £500.

## SALE PRICE

£600,000 plus VAT.

## SERVICE CHARGE

The current service charge is £4,591 per annum plus VAT which equates to £2.53 per sq ft plus VAT.

## RATES

The rates payable for the year 2013/2014 are £15,765 per annum (£8.71 per sq ft).

These figures are sourced from [www.businesslink.gov.uk](http://www.businesslink.gov.uk)

Interested parties must verify these figures from the London Borough of Hackney.

## LEGAL COSTS

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

## PLEASE CONTACT

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