

Commercial Office Space

1,375 sq ft

Self-contained office ready for immediate occupation on Regent's Canal in Shoreditch.

FOR SALE/TO RENT

Unit 9, Angel Wharf, 55 Eagle Wharf Road, London, N1 7ER



LOCATION

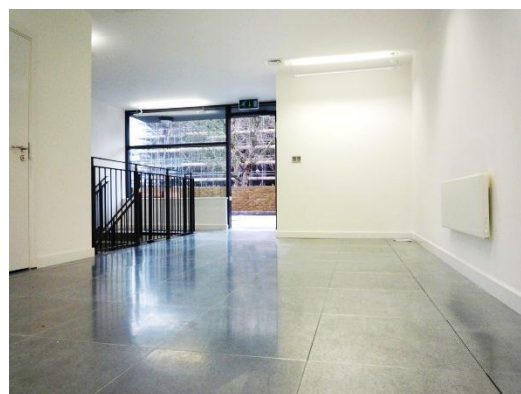
Angel Wharf is situated on the corner of Shepherdess Walk and Eagle Wharf Road, overlooking the Regents Canal. Located between Angel and Old Street Stations and next to the Holborn Studios.

TRANSPORT

Angel Station – Northern Line

Old Street Station (Northern Line & First capital Connect)

Buses – 43, 205, 214, 394



DESCRIPTION

The office is based within this stunning canal side development that was completed in 2009. The office is completely self-contained and benefits from a fully accessible raised floor, a shower and shared bicycle storage. The office is accessible from the communal courtyard with its own front door and benefits from views of the canal.

AMENITIES

- Self-contained office with your own front door
- Stunning courtyard setting
- B1 use class
- Low service charge
- Communal courtyard
- Fully accessible raised floors
- Shower
- Secure bike storage
- Car parking by separate arrangement
- Capped off services

APPROPRIATE FLOOR AREAS

Ground	485 sq ft	45.05 m sq
Lower Ground	890 sq ft	82.7 m sq
Total	1,375 sq ft	127.75 sq m

USE

B1 use class.

RENT

£34,000 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

£395,000 plus VAT.

SERVICE CHARGE

To be confirmed.

RATES

The rates payable for the year 2013/2014 are £10,362 per annum (£7.54per sq ft).

These figures are sourced from

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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