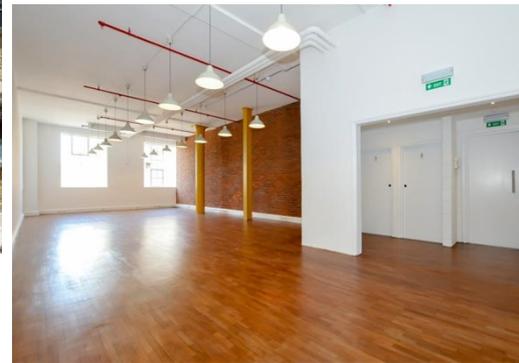


TO LET

goodsir

COMMERCIAL



44-48 Wharf Road, London, N1 7UX

Excellent refurbished 2 office units with great amenities near Old Street/Angel

[Click Here](#)

AREA: 1,754 sq.ft (163 sq.m) approx. | **RENT:** £61,390 PAX (£35 per sq.ft)

LOCATION:

The offices are located on Wharf Road, backing onto Wenlock Basin. Local amenities for the area are excellent, with a variety of bars, restaurants and shops located on City Road such as: CO-OP, Nandos, Pret a Manger and the Bavarian Beerhouse. Other notable operators include: Moorfields Eye Hospital, Stroke Association, Urban Locker Self Storage and Premier Inn London City Old Street. Transport links for the property are good, with Angel and Old Street Underground Stations both approximately 0.6 miles away from the property.

Wharf Road is located within 'tech city' off City Road and midway between Angel (Northern Line) to the north and Old Street (Northern Line and mainline services) to the south, with both an approximate 10 minute walk in either direction.

DESCRIPTION:

Both offices are situated on the 1st floor within a gated converted Victorian warehouse. The building benefits from a seated outdoor area at the rear of property with views of the Wenlock Basin, which leads into The Regents Canal. There is also an on-site coffee shop.

Regulated by:



TO LET



Both units benefit from great natural light throughout, kitchen, WC facilities, concierge along with stunning canal views and a communal courtyard.



9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455
Email: info@goodsircommercial.co.uk Find us at www.goodsircommercial.co.uk

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44-48 Wharf Road, London, N1 7UX

USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	877	81
Level 1 Unit 11	877	81
TOTAL	1,754 sq.ft	163 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Goods lift
- Bike storage / On-site commissionaire
- Kitchen
- Loading access / Communal courtyard café
- Exposed brickwork & wood flooring
- High ceilings / seated outdoor area
- Excellent natural light / Alarm system
- Shower facilities / M&F WC's

TERMS:

A new FRI lease is available

RENT:	£61,390 PAX (£35 per sq.ft)	RATES PAYABLE:	Unit 11 Rates payable are £19,968. Unit 15 Rates payable are £10,496.
VAT:	The premises is elected for VAT.	SERVICE CHARGE:	Service Charge is roughly £11 - £12 per square foot
EPC:	The property has been independently assessed and certified as falling within Band E. A copy of the EPC is available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

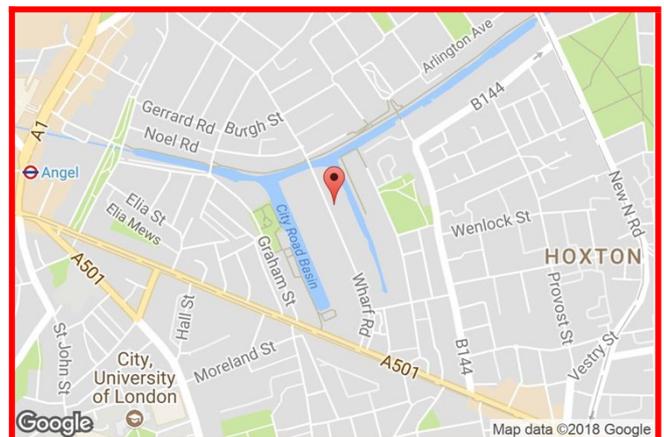
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