

PER ANNUM

£45,000 Per Annum

Eagle Wharf Road

London, N1 7ER

LOCATION

Located on Eagle Wharf Road and over looking Regents canal the property is ideally located for easy access to Old Street and Angel Underground Stations. Surrounded by creative, media and tech offices, there are also several quality Restaurants and Bars. The property is well connected with a number of bus routes and is within easy walking distance to Angel Underground Station (0.7 miles - 17 mins walk) and Old Street Underground Station (0.6 miles - 14 min walk).

DESCRIPTION

Set within a secure gated development on Regents Canal is this split level commercial unit. The self contained open plan office benefits from tiled flooring, strip pendant light fittings, W/C, kitchen area and bike storage

ACCOMMODATION

Gross Internal Area: 1,731 Sq ft (160.8Sq M)

AMENITIES

Tiled flooring,
Feature light fittings
W/C
Kitchen area
Bike storage
Next to Regents Canal

TERMS

New 3-5 year Full Repairing and Insuring Lease, terms to be negotiated.

Business Rates

Parties are advised to make their own enquires with the local authority.

LEGAL COSTS

Each party bear own legal costs.

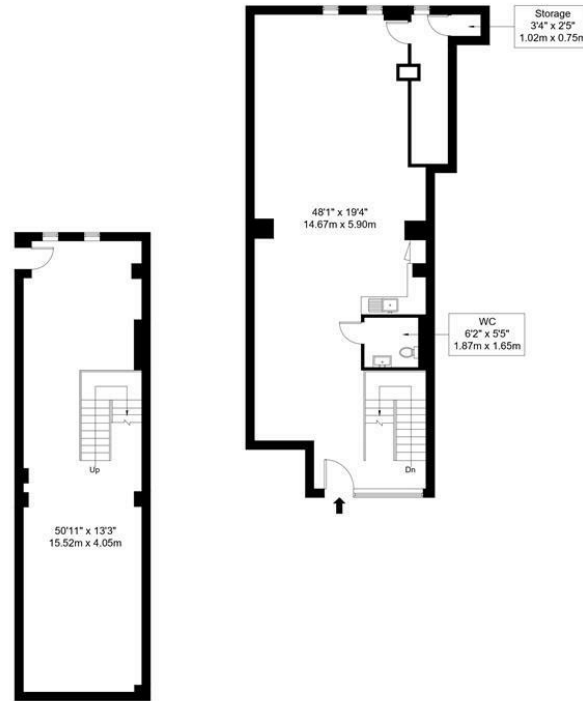
SERVICE CHARGE





Angel Wharf, Eagle Wharf Road, N1 7ER

Approx Gross Internal Area = 160.84 sq m / 1731 sq ft



Lower Ground Floor

Raised Ground Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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