

Commercial office space

1,275 sq. ft. / 118.45 sq. m.

**Self-contained office within gated courtyard, overlooking Regents Canal**

# TO LET

**Unit 2 Angel Wharf, 166 Shepherdess Walk, London N1 7ER**



## LOCATION

Angel Wharf is situated on the corner of Shepherdess Walk and Eagle Wharf Road, overlooking the Regents Canal. The property is located between Old Street and Angel underground stations, close to Shoreditch Park. Nearby amenities include The Commissary bar & restaurant, The Narrowboat, Gainsborough Café and various excellent pubs for food and drink.

## TRANSPORT

Old Street (Northern Line and National Rail)

Angel (Northern Line)

Essex Road (National Rail)

Buses 43, 205, 214, 394



## DESCRIPTION

Angel Wharf is a mixed-use development with apartments on the upper floors and commercial offices on the lower floors.

This office can be approached from the gated courtyard or its own street entrance on Shepherdess Walk.

The office has been refurbished and provides the following amenities:

## AMENITIES

- Attractive courtyard setting
- Self-contained office
- Fully accessible raised access floor
- Modern lighting
- Independent heating
- WC and shower
- Kitchenette
- Secure bike storage
- On site security

## APPROXIMATE FLOOR AREAS

Ground            1,275 sq. ft.      118.45 sq. m.

## LEASE

A new flexible lease is available

## RENT

£50,000 per annum plus VAT

## SERVICE CHARGE

We have been advised that the service charge is approximately £3,660 per annum.

## BUSINESS RATES

Business rates payable for 2020/21 are £18,048.

Interested parties should verify this figure with The London Borough of Islington.

## TOTAL OCCUPATIONAL COSTS

£71,708 per annum

£5,975.67 per calendar month

Excludes utility bills and VAT

## PLEASE CONTACT

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