

## 44-48 Wharf Road, London, N1 7UX

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

**AREA:** 950 sq.ft (88 sq.m) approx. | **PRICE:** £565,000 (£595 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:



# INVESTMENT FOR SALE



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](mailto:info@goodsircommercial.co.uk) Find us at [www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk)**

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**USE CLASS:** E - Commercial, Business and Service

### FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Level Unit 15	950	88
<b>TOTAL</b>	<b>950 sq.ft</b>	<b>88 sq.m</b>

*(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:

**PRICE:** £565,000 (£595 per sq.ft)

**RATES PAYABLE:** TBC

**YIELD:** 0%

**SERVICE CHARGE:** £11,470.50

**VAT:** Not applicable (TBC).

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**EPC:** Available upon request.

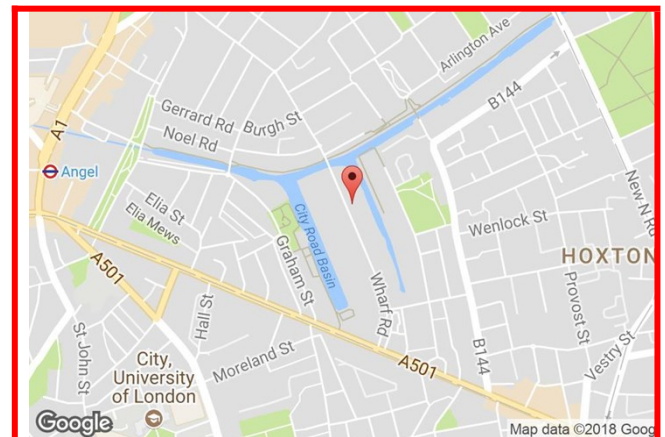
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