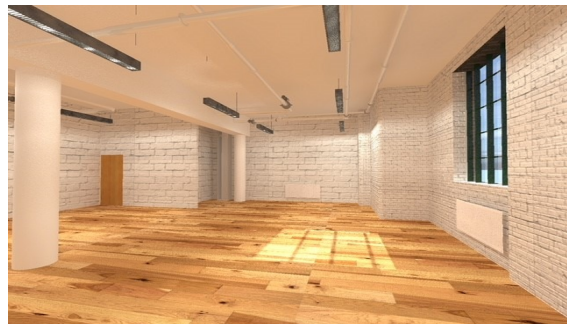
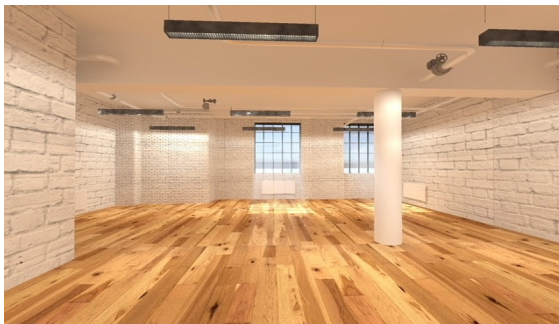
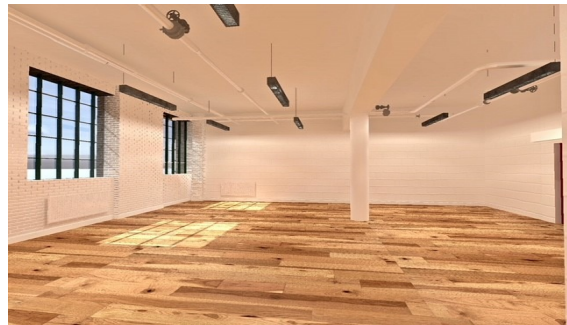
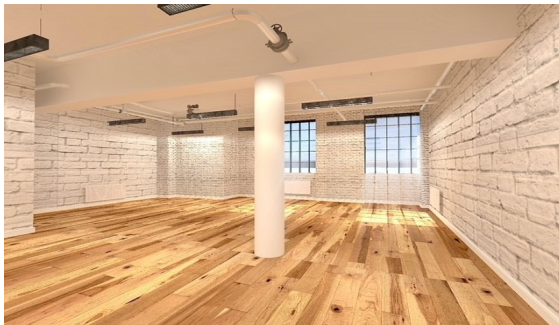




THE OFFICE

A stunningly bright and newly refurbished accommodation in a Grade II Victorian warehouse conversion. The unit benefits from excellent floor to ceiling height, brand new comfort cooling, exposed brickwork and new wood flooring.



AVAILABILITY & FLOOR PLANS

We are seeking offers in excess of £575,000 for the benefit of long term leasehold interest. There are 95 years left on the leasehold interest.

SPECIFICATION

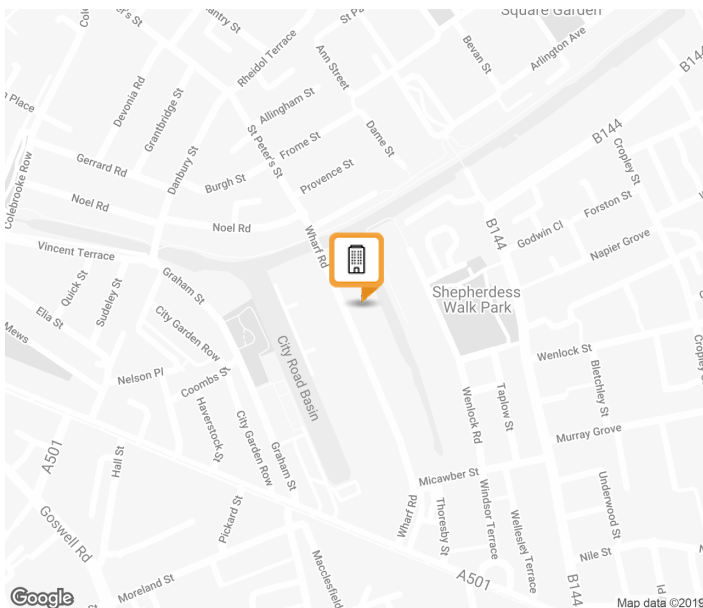
- Comfort cooling
- Perimeter trunking
- Drop-down LED lighting
- Wooden flooring
- Exposed brickwork
- Fibre Optic
- Demised WC's
- Video entry system
- 24 hour access

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
2nd	81.48	877	-	-	-		LET

LOCATION

Located at the eastern end of Wharf Road, right by the picturesque Wenlock Basin, the building sits between fashionable Shoreditch and trendy Angel.



COMMUNICATION

Old Street mainline station and Angel underground station are easily accessible. The building is also well served by numerous bus routes.

WALKING TIMES From the building

-  Angel **8 Minutes**
-  Old Street **10 Minutes**

CONTACT
CONTACT
020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT