

# Compton

**Hoxton**  
Unit 7 Wharf Studios  
18-42 Wharf Road  
N1 7GP

"Plug & Play" self-contained ground floor industrial style office unit for rent on flexible lease terms

**For Rent**  
1,800 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

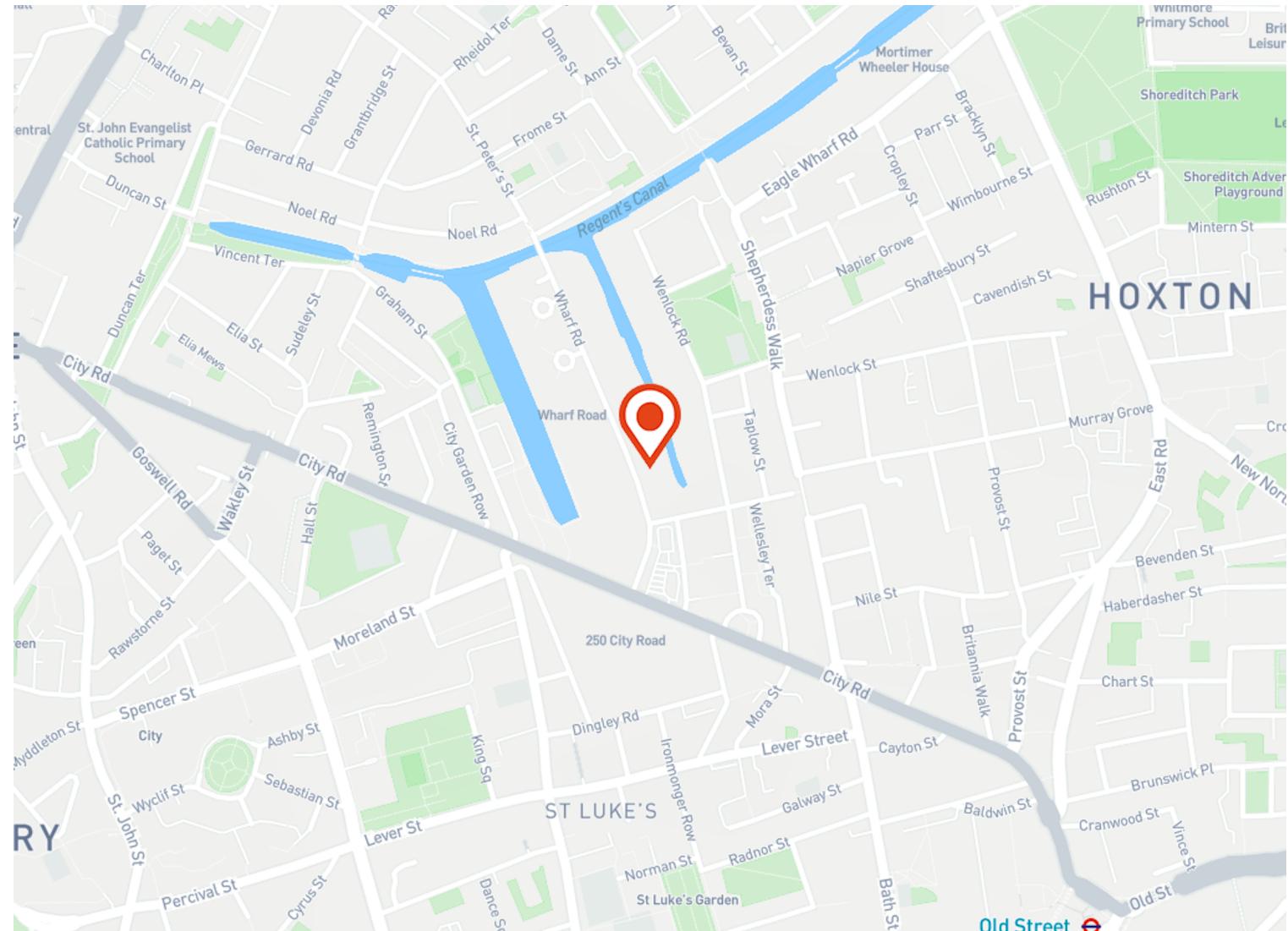


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## Location

Wharf Road is a turning off City Road between The Angel, Islington and Old Street. The immediate surrounding area is predominantly residential with attractive blocks having been built along the City Road and surrounding the City Road Canal Basin. All the amenities of Upper Street are approximately 10 minutes walk away.

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Building Exterior

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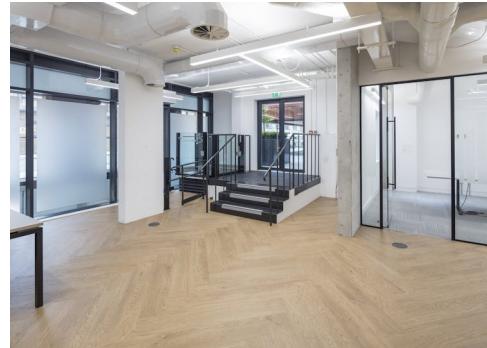
Main Office Floor

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### Amenities

- “Plug & Play” office floor available for rent
- Fully fitted office floor with cabling, meeting room and kitchenette in situ
- Self-contained
- Air-conditioning
- Shower facilities
- Modern suspended lighting
- Male & Female WC's
- Cycle Storage
- Entry phone system
- Generous floor to ceiling height
- 24-hour access
- Flexible lease terms available

### Description

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## Content

[View on Website](#)



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## Tenure

Leasehold

## Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

## VAT

The property is elected for VAT

## Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

## Local Authority

The London Borough of Islington

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## Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Ground - Fully-fitted	1,800	£42.50 /sq ft	£18 /sq ft	£1.50 /sq ft	£9,300	£111,600	Available
Total	1,800				£9,300	£111,600	

# Compton

## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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