



**STIRLING  
ACKROYD**

## TO LET

**Unit 2, Angel Wharf, 55  
Eagle Wharf Road,  
London, N1 7ER**

**2,950 sq ft**

**Fully furnished Canalside  
ground and lower ground  
floor**



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**





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## Description

A substantial commercial unit, which is fully fitted to provide plug and play office space. Configured with 26 workstations to the ground floor plus private meeting rooms, meeting pods, two kitchens and shower facilities.

The lower ground floor is fitted with a number of workstations, large boardroom, additional meeting room, meeting pods, various breakout areas, soft furnishings and kitchen with breakfast bar.

Angel Wharf is set within a private gated courtyard which overlooks the canal, there is the option to have some outdoor seating and there is parking on site which may be available by separate negotiation.

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## Location

An easy spot to get to and from, the building is short walk from Old Street, New North Road and runs directly alongside the Regents Canal. Numerous bus routes link the City, West and East End.

The perfect location for creative occupiers who are looking for a tranquil and inspiring environment that is within easy reach from the local amenities, shops and restaurants.

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## Key points

- Canalside office
- Self-contained ground and lower ground unit
- Modern office aesthetic
- Courtyard
- Fitted meeting rooms
- Well furnished throughout
- Fresh air ventilation
- Kitchen spaces







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## Accommodation

| Name         | sq ft | sq m   | Availability |
|--------------|-------|--------|--------------|
| Ground       | 641   | 59.55  | Available    |
| Lower Ground | 2,309 | 214.51 | Available    |

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## Rents, Rates & Charges

|                |                  |
|----------------|------------------|
| Lease          | New Lease        |
| Rent           | £29.50 per sq ft |
| Rates          | £9.54 per sq ft  |
| Service Charge | On application   |
| VAT            | On application   |
| EPC            | C (59)           |

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## Viewing & Further Information



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