



## Unit 3, Angel Wharf

55 Eagle Wharf Road, Hoxton, N1 7ER

### A Ground & LG Floor Open Plan Studio For Sale/To Let in Hoxton, Hackney.

**1,382 sq ft**  
(128.39 sq m)

- Fully Fitted with 16 desk positions
- High Spec Furniture & Fittings
- Canal Views
- Ground & Lower Floor Studio
- High Ceilings
- Standing Meeting & Bar Zone
- Outdoor Courtyard
- Parking Space Available

# Unit 3, Angel Wharf, 55 Eagle Wharf Road, Hoxton, N1 7ER

## Summary

<b>Available Size</b>	1,382 sq ft
<b>Rent</b>	£51,100.00 per annum
<b>Price</b>	Offers in the region of £920,000.00
<b>Rates Payable</b>	£15,718.50 per annum
<b>Rateable Value</b>	£31,500
<b>Service Charge</b>	£4,691.56 per annum Building Insurance included
<b>Car Parking</b>	£180 per space / month
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C (59)

## Description

The property is situated next to Regents Canal which offers beautiful and calming views of the water and the surrounding natural environment. It is part of a multi occupied building which benefits from a secure communal courtyard. The office benefits from natural light, outdoor space and an open plan layout with an internal meeting room areas, 16 desk positions, high spec furniture and fittings. Also, the studio is leased dedicated broadband connected which allows data-hungry businesses to have a reliable, high-quality internet connection with guarantees of upload and download speed, uptime and resilience.

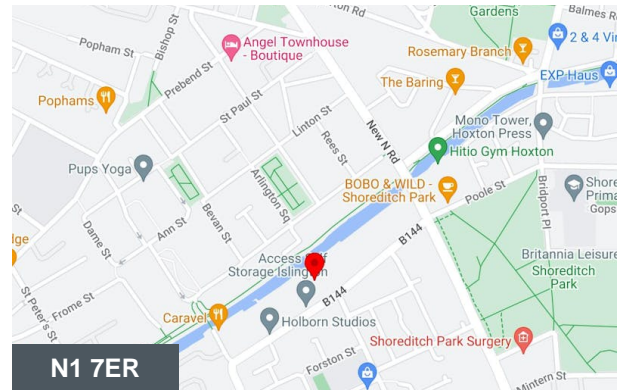
## Location

Angel Wharf is located in the London Borough of Hackney, which is close to Central London. This central location can provide easy access to various parts of the city, including business districts, cultural attractions, and entertainment venues as its few minutes walk away from Old Street & Angel Underground Stations.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Price	Rates Payable	Service charge	Total year
Ground	1,382	£51,100 /annum	£895,000 /annum	£15,718.50 /annum	£4,691.56 /annum	£71,510.06
<b>Total</b>	<b>1,382</b>					<b>£71,510.06</b>

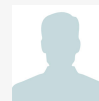


## Viewing & Further Information



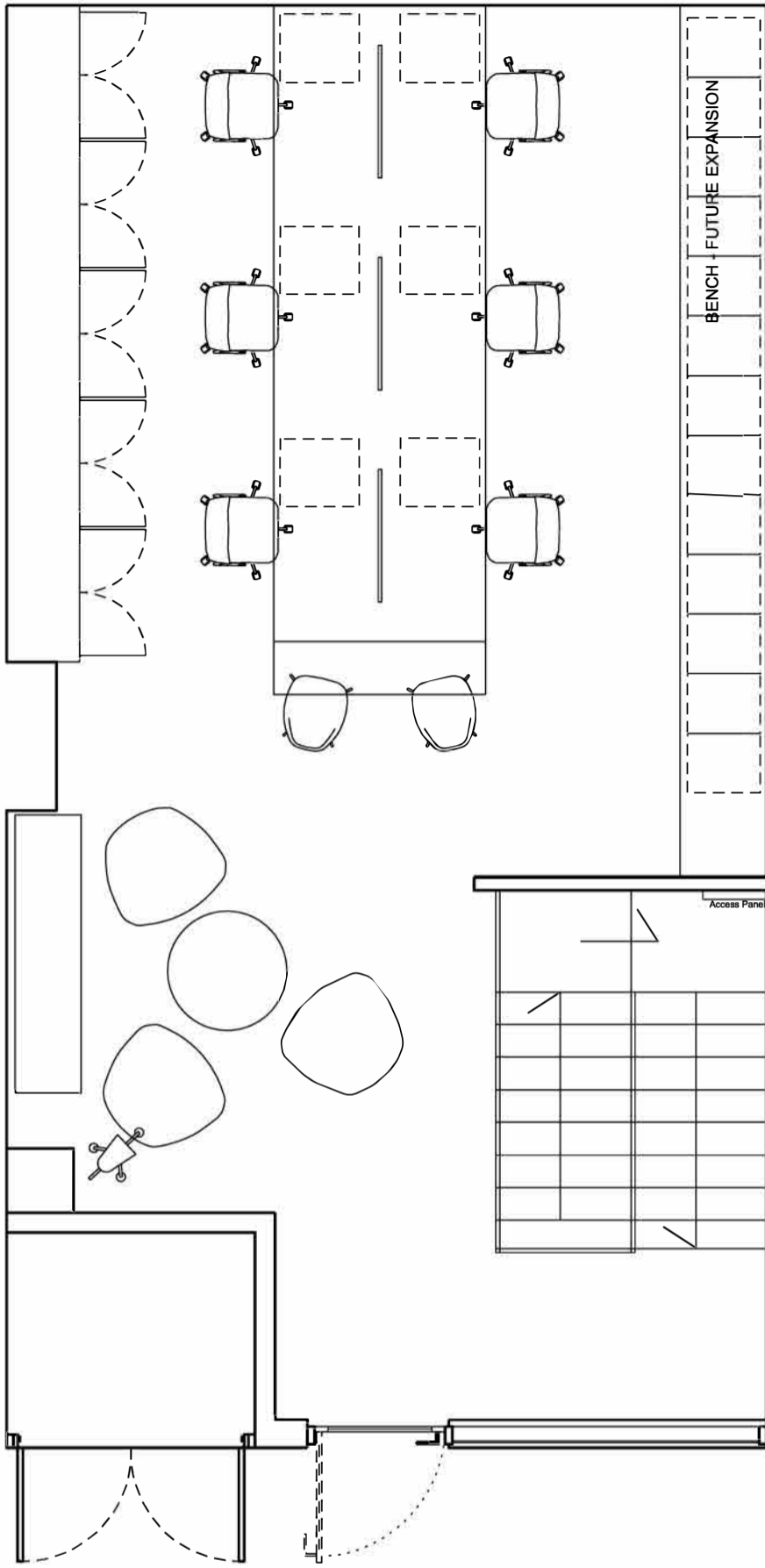
### George Sarantis

020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com

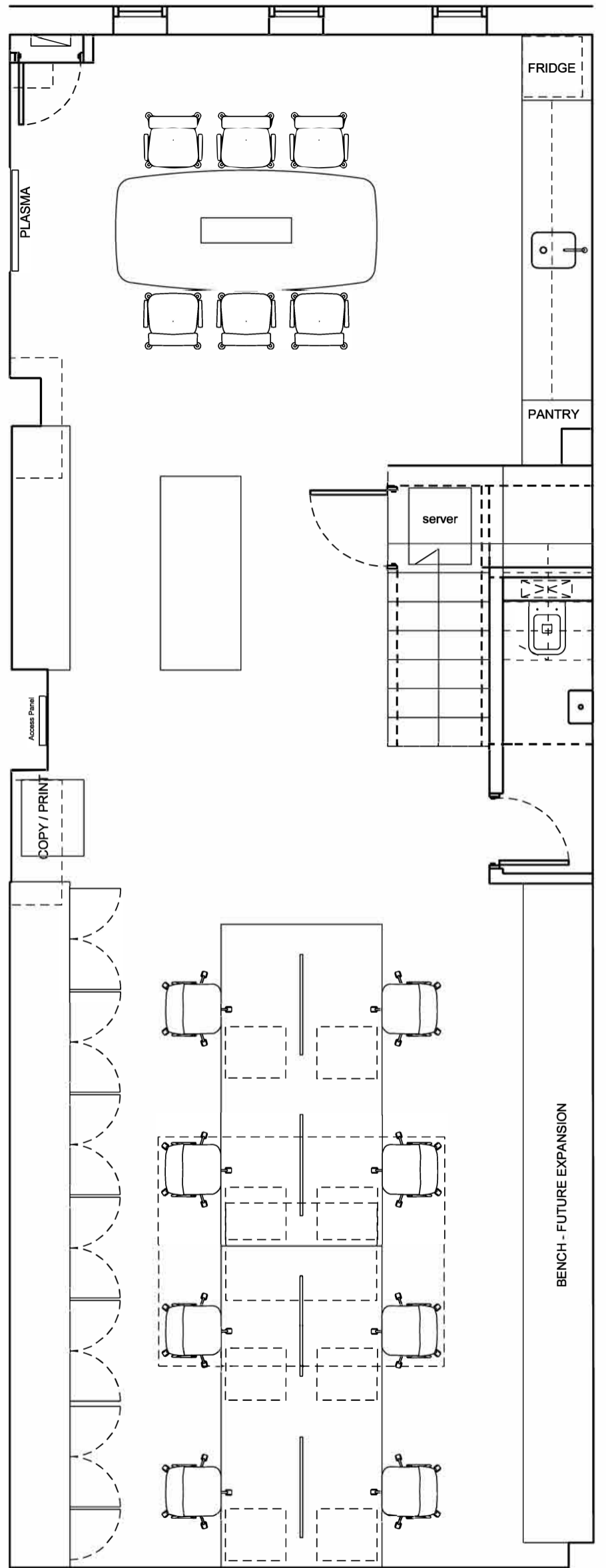


### Andrew Browne

020 7613 4044  
andrew@fyfemcdade.com



GROUND



LOWER GROUND

Notes

Drawing Title  
**PLAN\_GENERAL  
 ARRANGEMENT**

Project  
**UNIT 9, ANGEL  
 WHARF 55 Eagle  
 Wharf Road London  
 N1 7ER**

Cost Consultant	Project Manager	Scale	Date	tel:
Services Consultant	Issue Status	Project Number	Drawing No.	
		<b>1:50 @ A3</b>	<b>12.03.15</b>	
		<b>1114</b>	<b>P_GA</b>	REV