

estate agency by

**f y f e m c d a d e**

# FOR SALE / TO LET

**Angel Wharf**  
London, N1

**1,382 sq ft**





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



## Key Points

- Fully fitted with 16 desk positions
- High spec furniture & fittings
- Canal views
- Ground & lower ground floor studio
- Outdoor courtyard
- Parking space available
- High ceilings



# 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.

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.

The leasehold is 125 years from and including 22 December 2011.



# 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.



# Transport Links

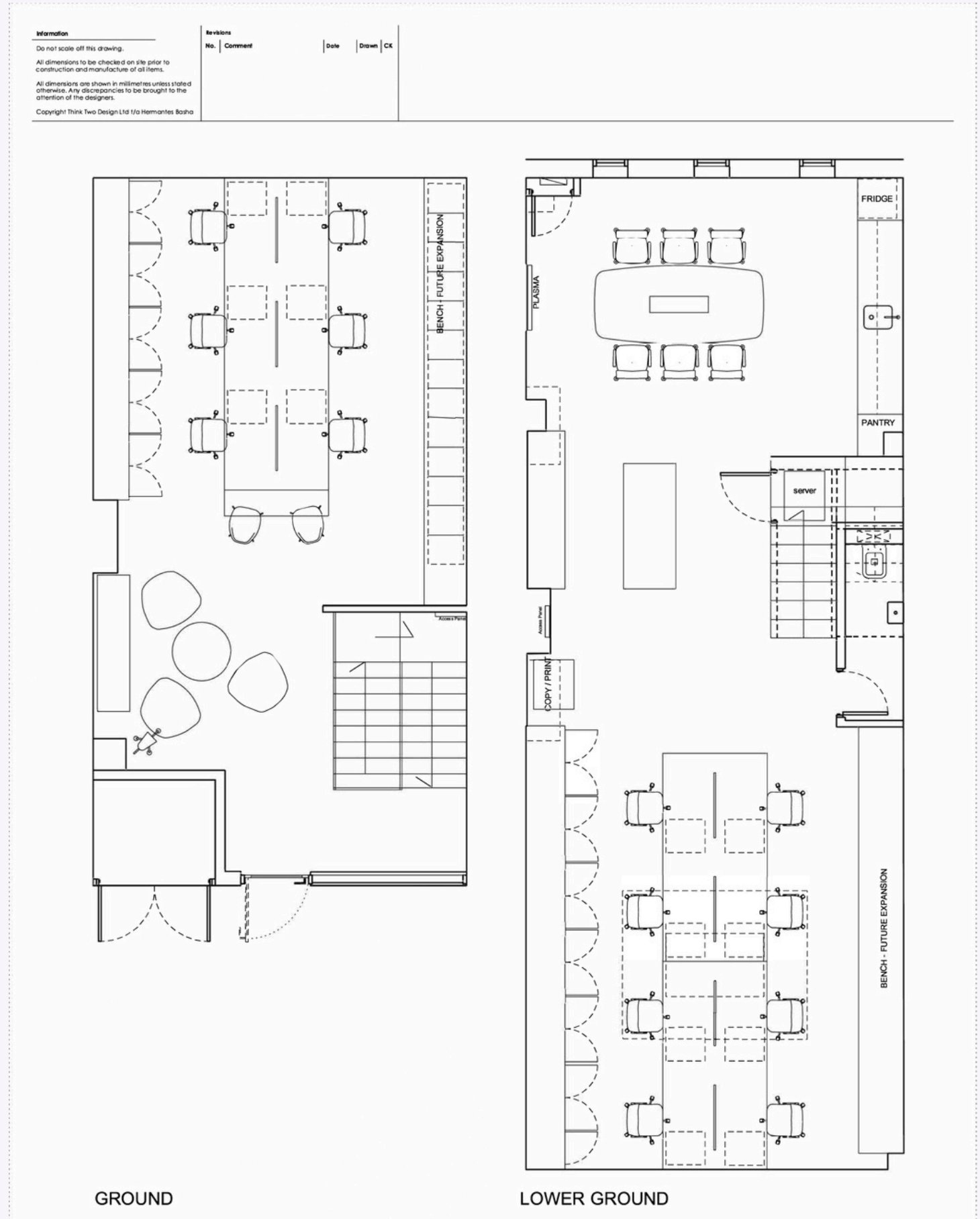


Old Street Station



Angel Station







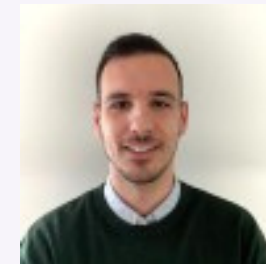
# Accommodation

Unit	sq ft	sq m	Availability
Ground & LG	1,382	128.4	Available

# Rent / Price, Rates & Charges

Rent	£51,100 pa
Price	£895,000
Rates payable	£15,718.5 pa
Service Charge	£4,691.56 pa
Ground Rent	£500 pa
VAT	Applicable

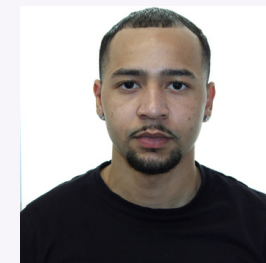
# Viewings & further information



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