



DIESPEKER WHARF

Nº38 GRAHAM STREET

The Wharf, London N1

RIB

ROBERT IRVING BURNS



CONTENTS

	OPPORTUNITY	3
	LOCATION	4
	DESCRIPTION	5
	EVENTS	6
	THE GARDEN	10
	AMENITIES	11

38 GRAHAM STREET



TO LET

SHARED OFFICE OCCUPATION OPPORTUNITY IN STUNNING WHARF BUILDING

LOCATED NEXT TO REGENTS CANAL AND A 5 MINUTE WALK FROM ANGEL STATION

SIZE:

3

22 desks available with shared office Total 5,231 sq. ft. office

At 75 sq. ft. per person this equates to 1,650 sq. ft.

38 GRAHAM STREET





LOCATION

The building is situated on the north side of Graham Street next to Regent Canal and the City Road Basin.

The site is a 5 minute walk from Angel Underground Station (Northern Line) and offers great access to local bus routes, providing excellent connectivity across London.











DESCRIPTION

This stunning former Victorian Timber Mill is a first class office conversation offering amazing outdoor space, cycle storage and unbeatable heritage. The opportunity is to co-occupy a 5,231 sq. ft. dramatic loft space full of light and air. This 2nd floor gem has panoramic views over the canal and room to think, play and make. The Wharf is an idyllic sanctuary for creators.

The floor comes complete with large boardroom (capacity for 24 people) as well as 2 breakout spaces in mezzanines. There is a small kitchen for basics and catering on request.

The Wharf is a fantastic environment and home to some of the smartest companies in the city. The office is dog-friendly! There are up to 22 desks available at all-inclusive rates from 3 to 12 months, longer terms may be negotiable until April 2027.

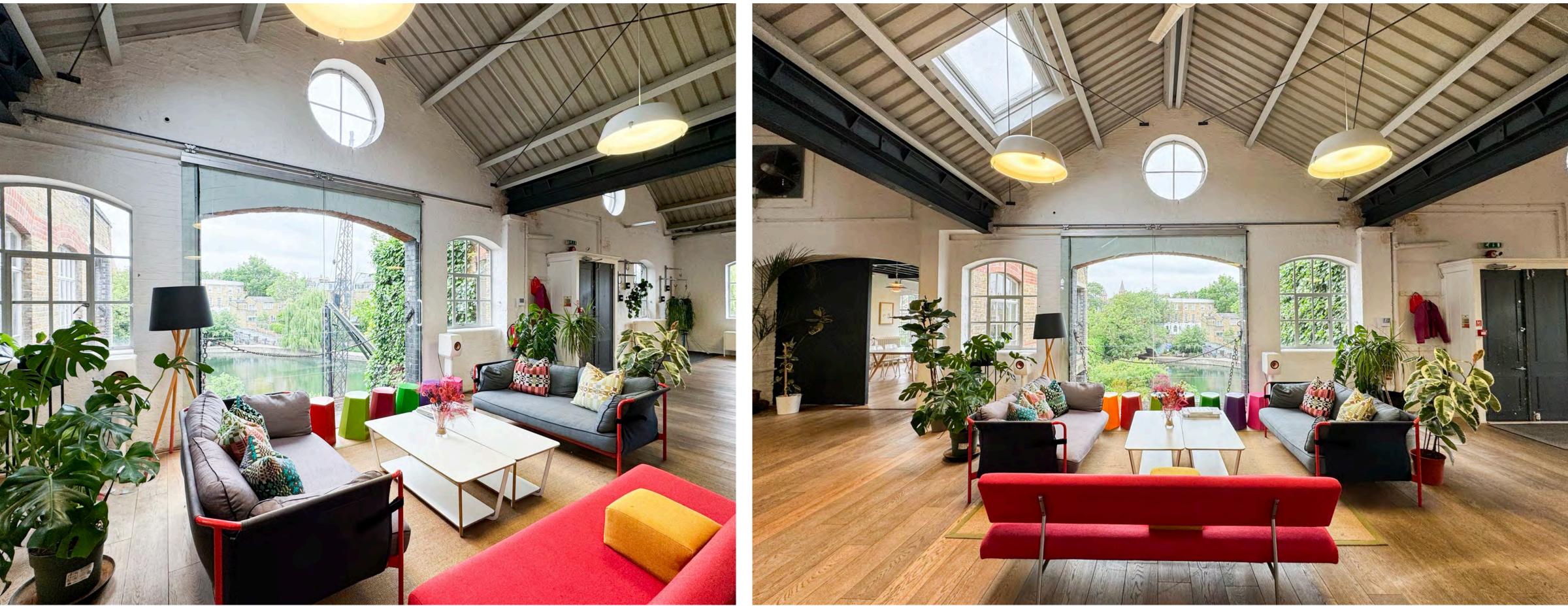
EVENTS

With a capacity of up to 80 seated, The Wharf is a regular venue for daytime and evening events hosted by creative, social, technology, and start-up organisations.

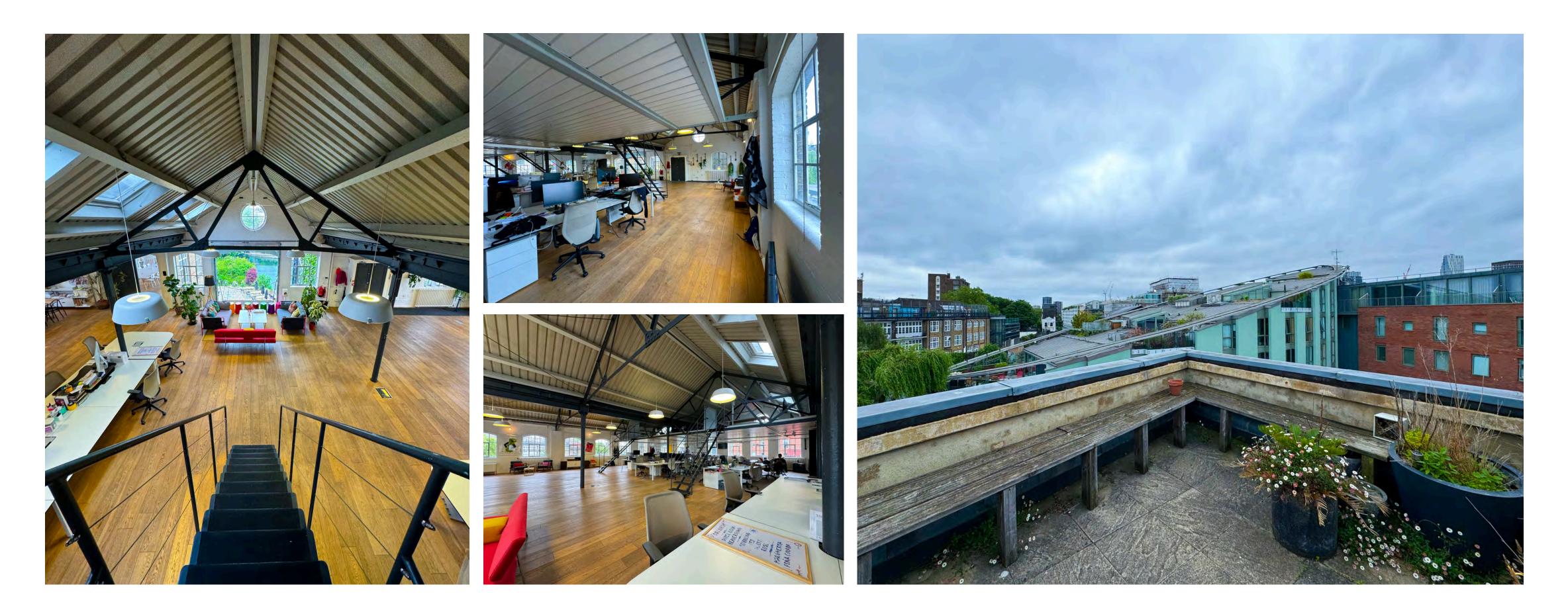
The space is ideal for intimate networking events, supper clubs, press launches and is also available for exhibitions and shoots.



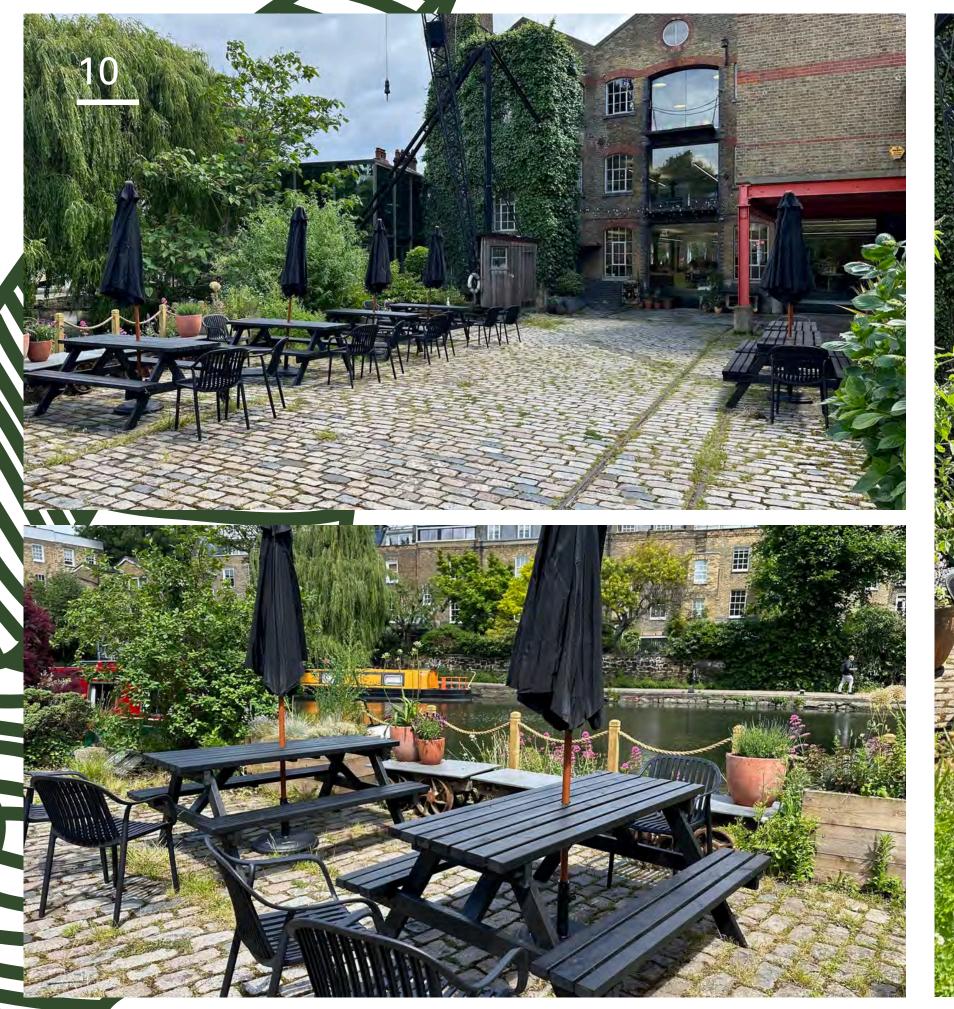














THE GARDEN

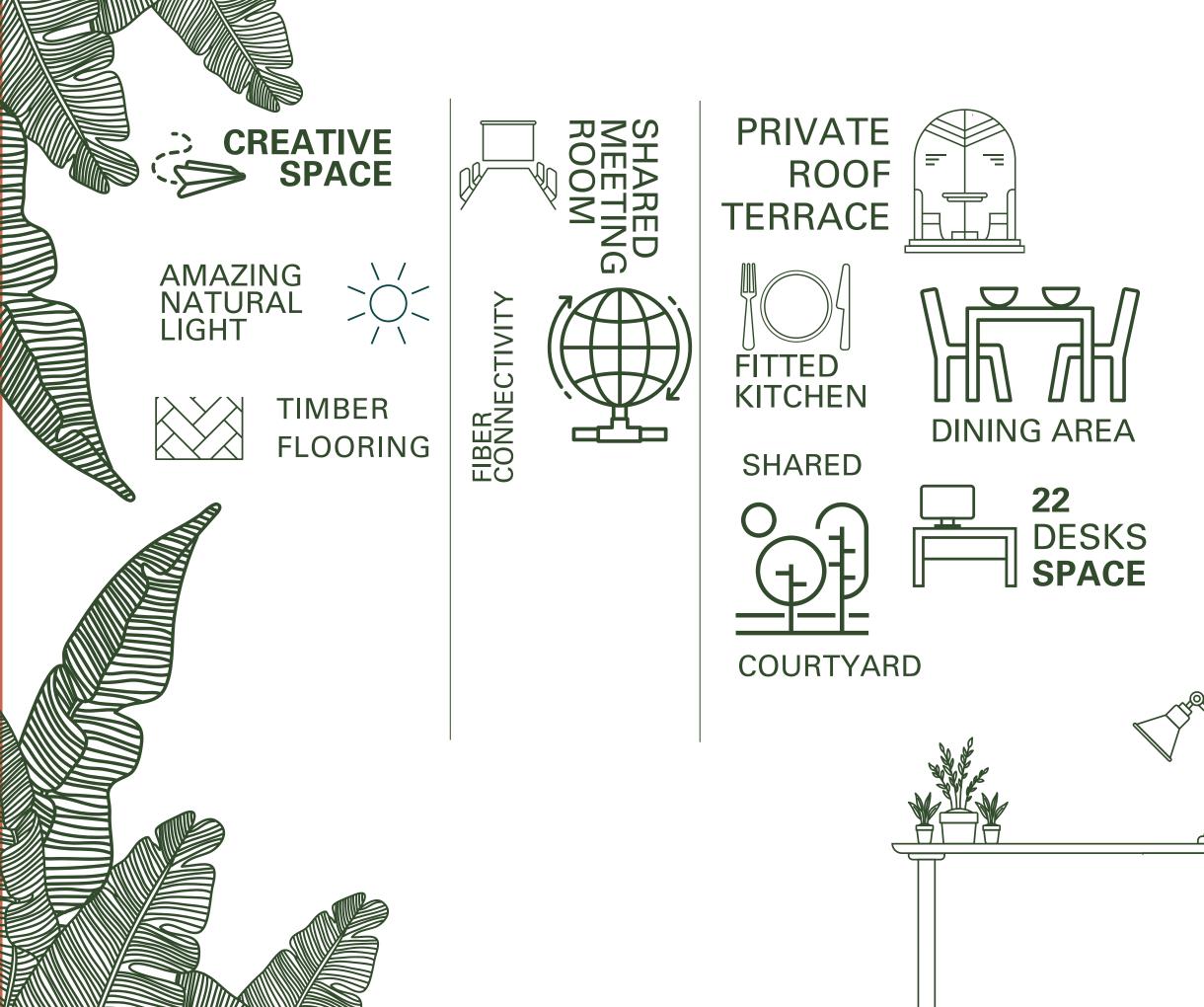
The award winning garden sits on the quay of Regents Canal at City Road Lock. The enclosed cobbled courtyard and garden is ideal for private parties or small concerts on Spring, Summer and Autumn evenings, and for photo and film shoots all year round.



AMENITIES

- 4 PERSON PASSENGER LIFT
- SHARED BUILDING COURTYARD
- CANAL VIEWS
- LARGE SHARED BOARDROOM
- SHARED MEETING ROOM
- MEZZANINE BREAK OUT SPACE
- LISTED INDUSTRIAL WHARF BUILDING
- PRIVATE ROOF TERRACE
- FULLY FURNISHED
- 22 DESKS

- FIBRE CONNECTIVITY
- FITTED KITCHEN
- DINING AREA
- BREAK OUT AREA
- AMAZING NATURAL LIGHT
- PITCHED INDUSTRIAL CEILING
- ENGINEERED TIMBER FLOORING
- WALL MOUNTED RADIATORS
- ACCESS MONDAY TO FRIDAY
- APPLE DISPLAY MONITORS AVAILABLE







LEASE

Licences for 3 to 12 months. PLI: Please note there is a PLI requirement for incoming parties. For further information please speak to a member of the team.

RENT

All-inclusive rents:

- £660 per desk per month
- £7,920 per desk per annum
- £174,240 per annum for all 22 desks

No additional fees

FLOOR PLANS

Available upon request.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC Available on request.

VIEWINGS Strictly through Robert Irving Burns.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

CONTACT US

FREDDIE BRETT FREDDIE@RIB.CO.UK 020 7927 6575

JIM CLARKE JIM@RIB.CO.UK 020 7927 0631

MATTHEW MULLAN

MATTHEWM@RIB.CO.UK 020 7927 0646

RMB

ROBERT IRVING BURNS

