



DIESPEKER WHARF

№38 GRAHAM STREET

The Wharf, London N1

RIB

ROBERT IRVING BURNS

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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:

16 desks available with shared office

Total 5,231 sq. ft. office

At 75 sq. ft. per person this equates to 1,200 sq. ft.

38 GRAHAM STREET



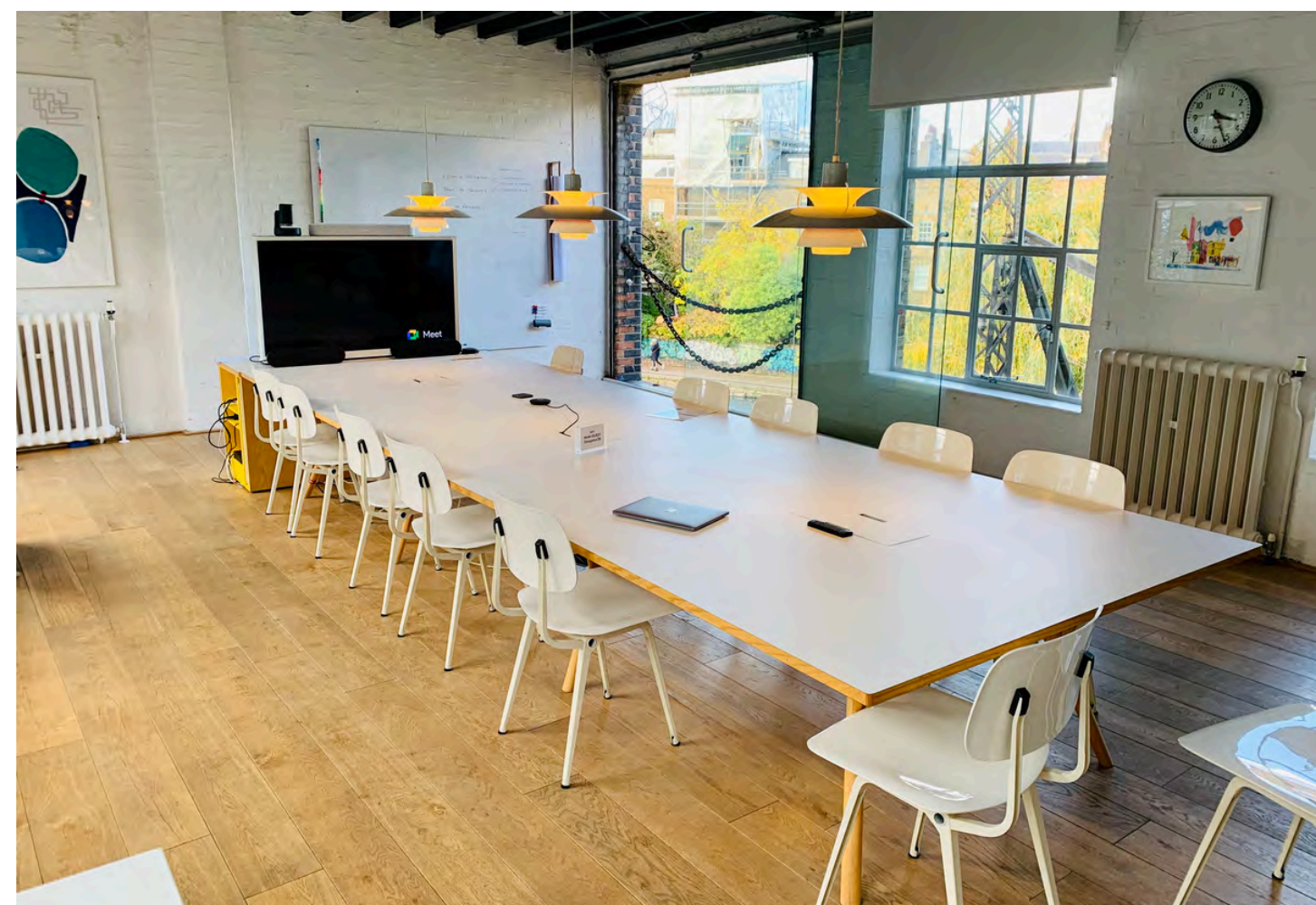
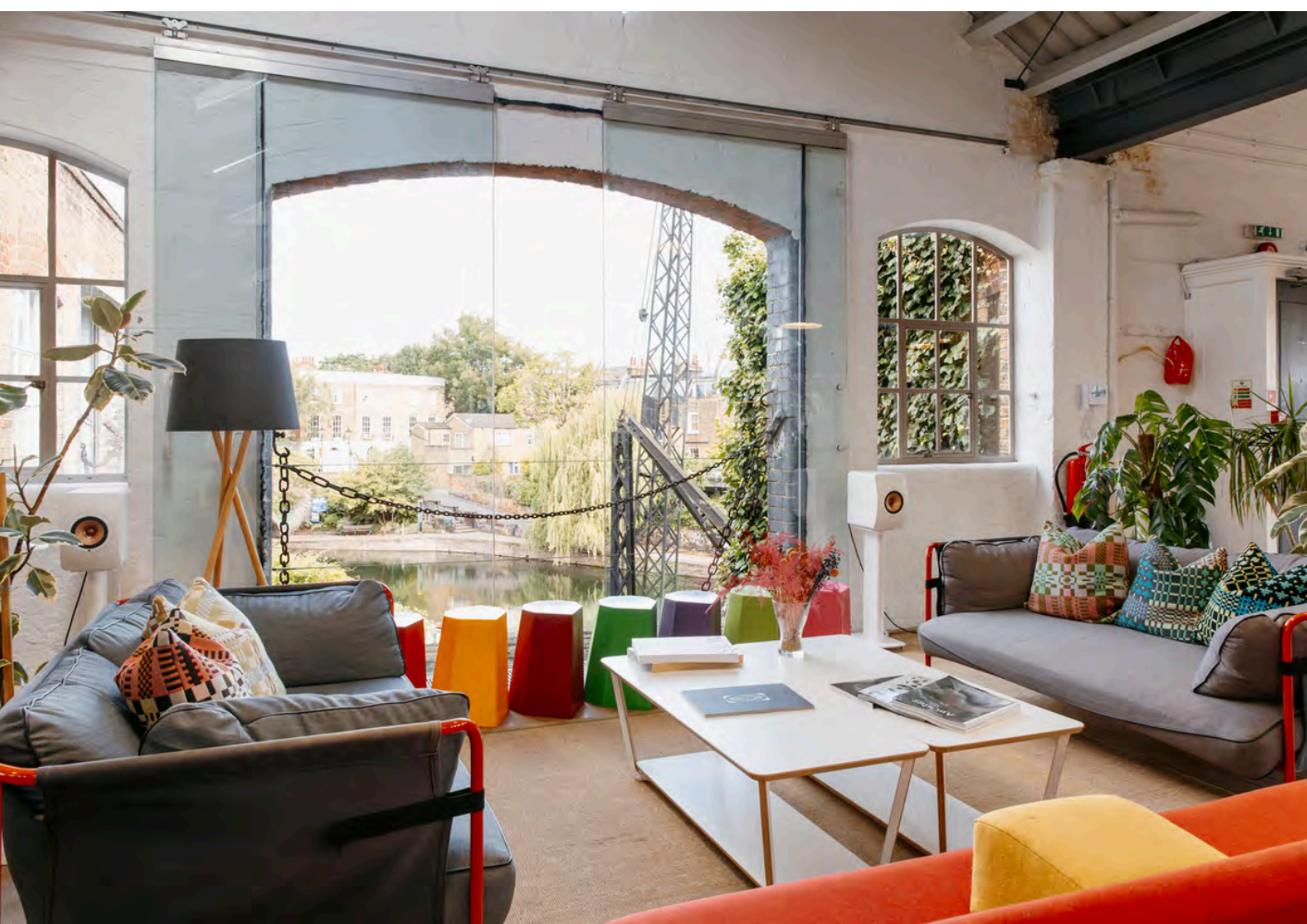


LOCATION

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 conversion 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 16 desks available at all-inclusive rates from 3 to 12 months, longer terms may be negotiable until April 2027.

EVENTS

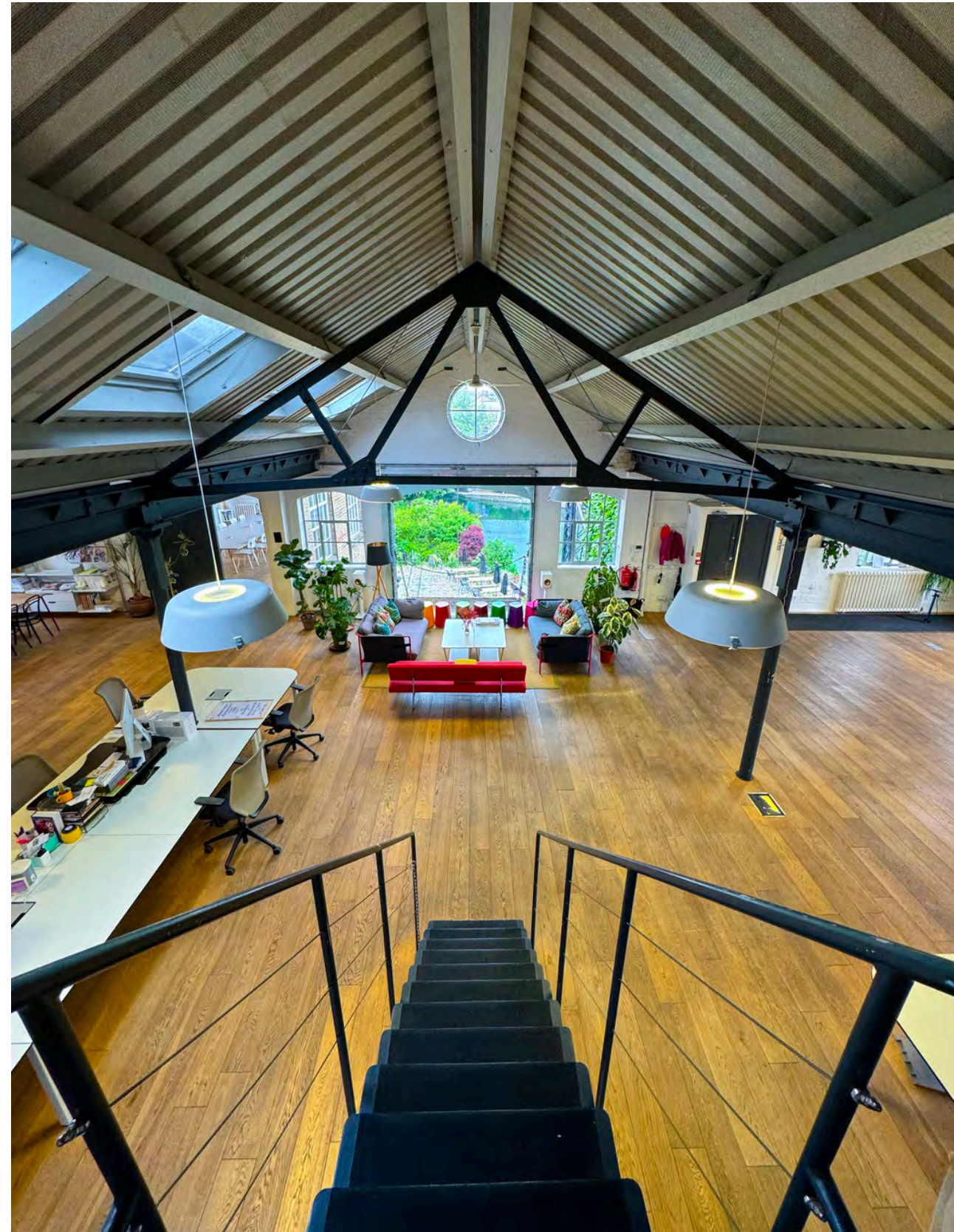
With a capacity of up to 80 seated, The Wharf is a regular venue for daytime and evening events hosted by creative, social, technology, and start-up organisations.

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



Large Boardroom









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
- 16 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



 **CREATIVE SPACE**

AMAZING NATURAL LIGHT 

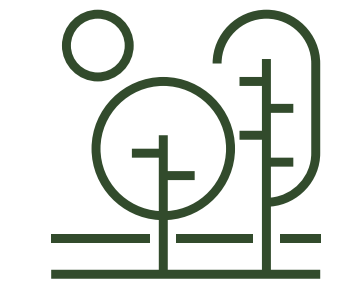
 **TIMBER FLOORING**

SHARED MEETING ROOM 
FIBRE CONNECTIVITY 

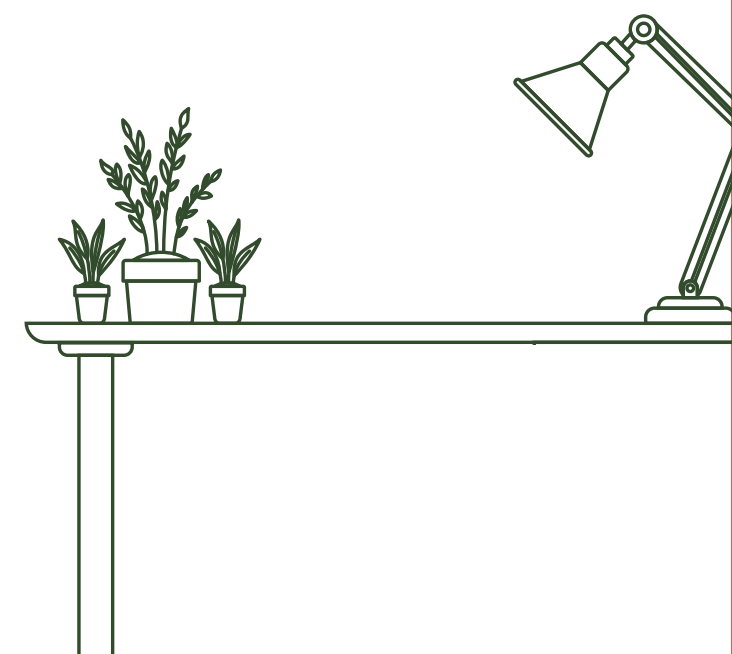
PRIVATE ROOF TERRACE 

 **FITTED KITCHEN**

 **DINING AREA**

SHARED COURTYARD 

 **16 DESKS SPACE**



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:

- £550 per desk per month
- £6,600 per desk per annum
- £105,600 per annum for all 16 desks available

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.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

October 2024

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