



TO LET

**Unit 7, Wharf Studios,
26 Wharf Road, London,
N1 7GR**

1,582 sq ft

Self contained
warehouse style office
located in Wharf Studios
with access to private
gardens along the basin.



VIDEO TOUR

stirlingackroyd.com



Description

This self-contained unit provides a convenient, plug-and-play solution, ideal for businesses seeking an office headquarters. Featuring an industrial-style design, the space is fully furnished and includes a dedicated meeting room, kitchen, and breakout area for relaxation or informal meetings. The modern fit-out adds to the functionality and appeal, creating a comfortable and professional environment. With an abundance of natural light pouring in, the office is bright and inviting. Additionally, tenants have access to communal garden areas, offering views of Wenlock Basin, enhancing the overall experience.

Location

Located along Wharf Road, this office is ideally positioned close to City Road Basin, equidistant from both Old Street and Angel Tube Stations, making it easily accessible via public transport. The area is rich in local amenities, including popular restaurants and bars around Old Street, such as The Shepherdess Cafe, Atis, The Sushi Co, Noci, Nandos - great for after-work socialising or business lunches. With excellent connections to various London transport routes, this location provides the perfect balance of accessibility, convenience, and proximity to vibrant city life.

Key points

- Total unit space - 1,582 square feet
- Plug and play
- Meeting room
- Fully furnished including private kitchen
- Abundance of natural daylight
- Air conditioning
- Bicycle storage
- Access to garden areas along canal



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Transport Links



Angel 0.4 Miles



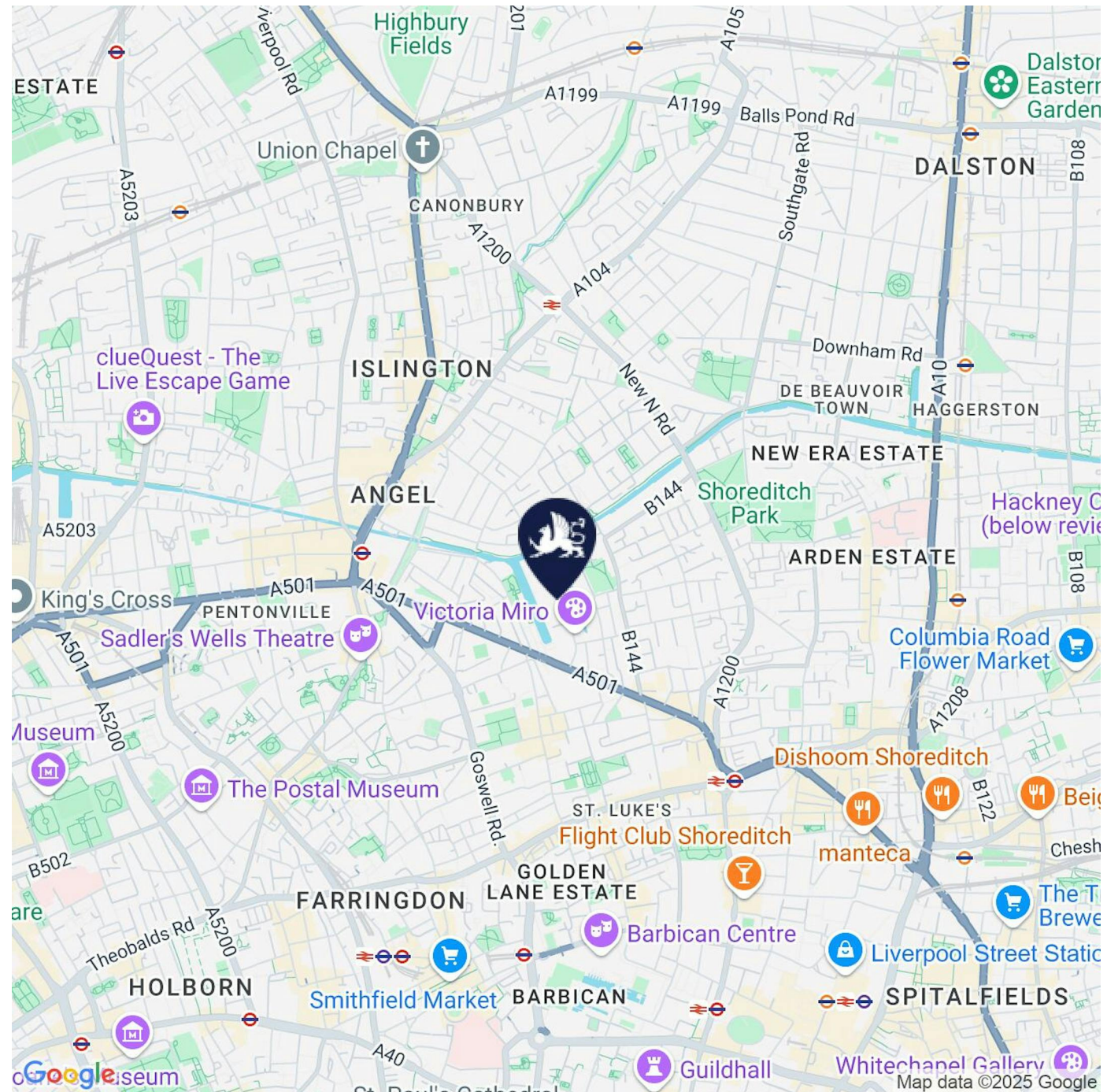
Old Street 0.5 Miles



Essex Road 0.6 Miles



Barbican 0.8 Miles





Accommodation

Name	sq ft	sq m	Availability
Mezzanine	1,582	146.97	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 per sq ft
Rates	On application
Service Charge	£2,191.10 per annum
VAT	Applicable
EPC	B (29)

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Alexandra Gathercole
020 3911 3675
agathercole@stirlingackroyd.com

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