

**SELF-CONTAINED,
WAREHOUSE STYLE
WORKSPACE**

**14 WHARF ROAD
N1**

7,480 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

The building has undergone a full refurbishment of the entire accommodation. Stunning 2-floor option with interconnecting stair (and lift access) impressive ceiling heights and contemporary industrial features. All brand-new fixtures, fittings, finishes, mechanical and electrical.

AMENITIES



SELF-CONTAINED



WAREHOUSE STYLE
FEATURES



EXCELLENT
TRANSPORT LINKS



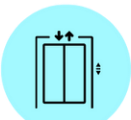
EXCELLENT NATURAL LIGHT



PRIVATE TERRACE



EXPOSED BRICKWORK



LIFT



GREAT CEILING HEIGHTS



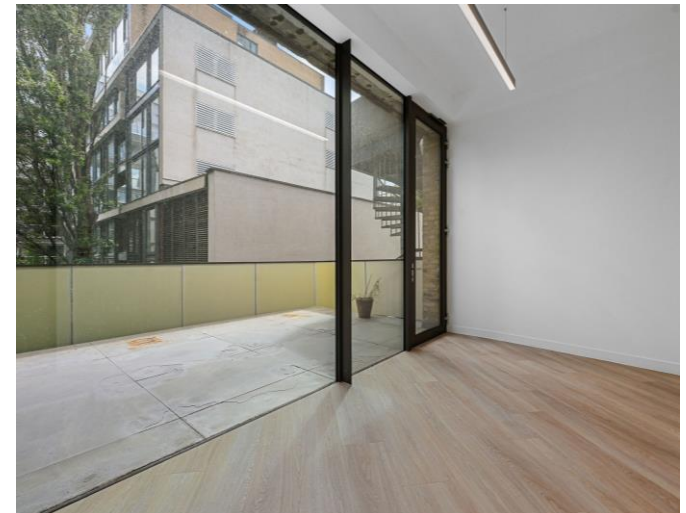
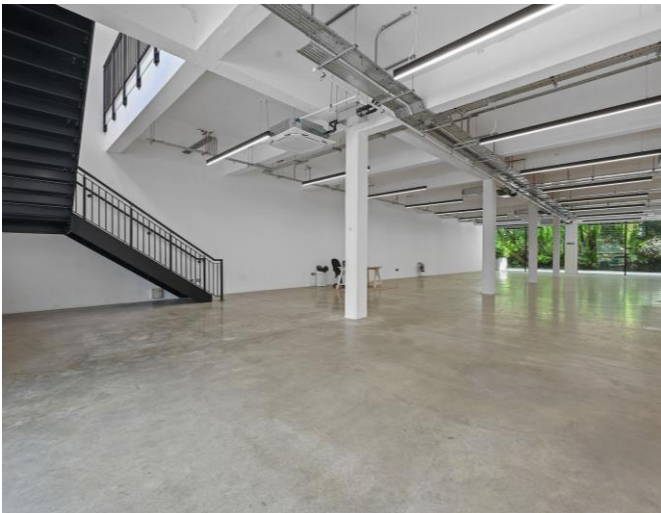
PRIME LOCATION

PRIME SELF-CONTAINED, WAREHOUSE STYLE OFFICE SPACE AVAILABLE



BELCOR

14 WHARF ROAD,
N1



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TRANSPORT

Old Street - 8 mins



Angel - 10 mins



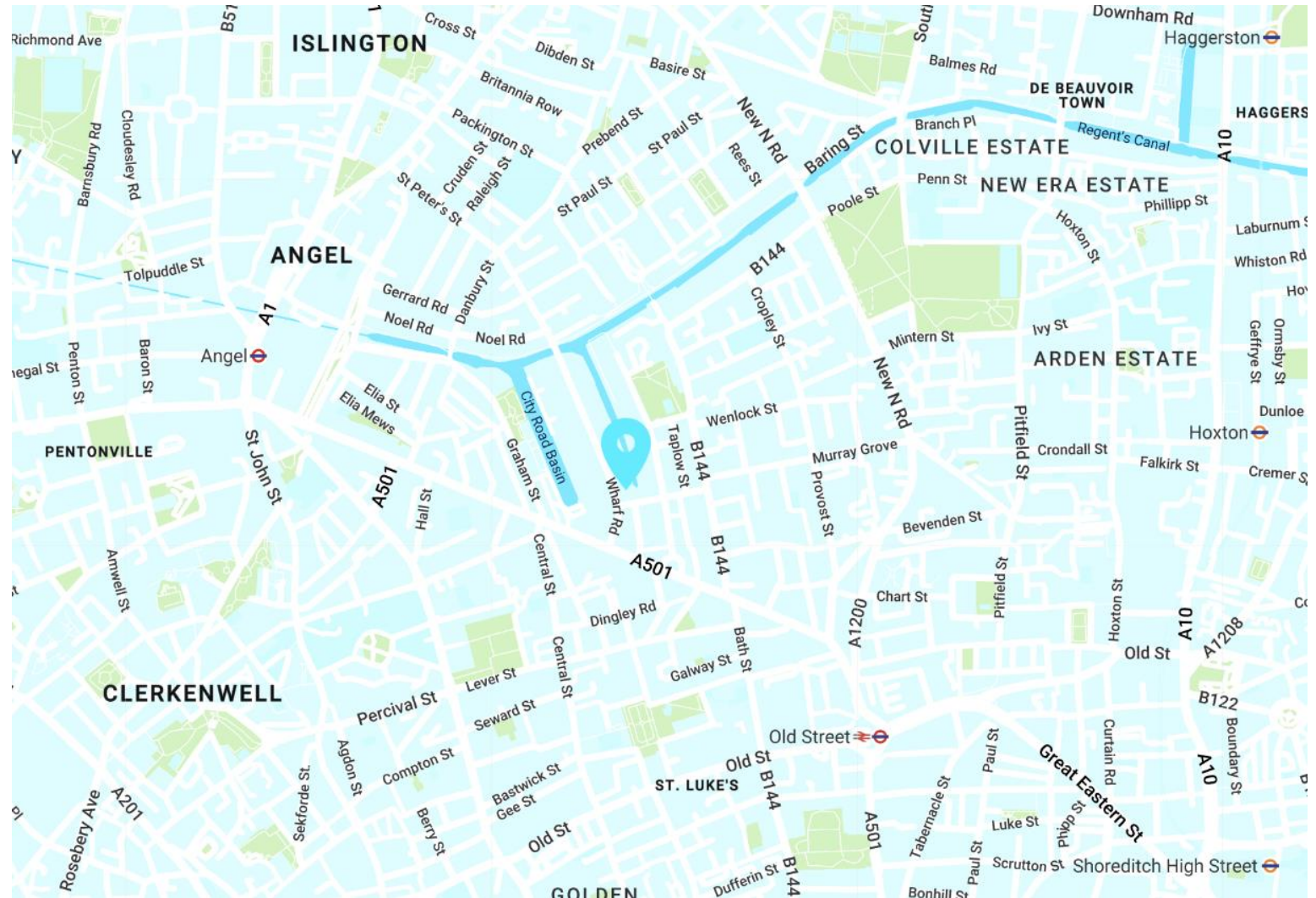
Barbican- 14 mins



AREA

The property has a unique canal-side setting, within close proximity to one of London's major mixed use regeneration areas, City Road and Old Street roundabout. There is a wealth of local amenities on your doorstep.

LOCATION



AVAILABILITY

| UNIT | SIZE (SQ FT) | STATUS | RENT(PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|--------------|--------------|-------------|------------|-------------|----------------------|-------------|
| Ground Floor | 4,123 | | | | | |
| First Floor | 3,357 | | | | | |
| Total | 7,480 | Under Offer | £37.50 | £13.00 | £0.50 | £31,790 |

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE JOINT AGENTS

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