



14 WHARF ROAD

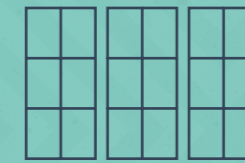


LONDON N1



14 WHARF
ROAD

COMPREHENSIVELY REFURBISHED WAREHOUSE STYLE WORKSPACE



Newly refurbished contemporary workspaces with light and volume which retain the original warehouse façade

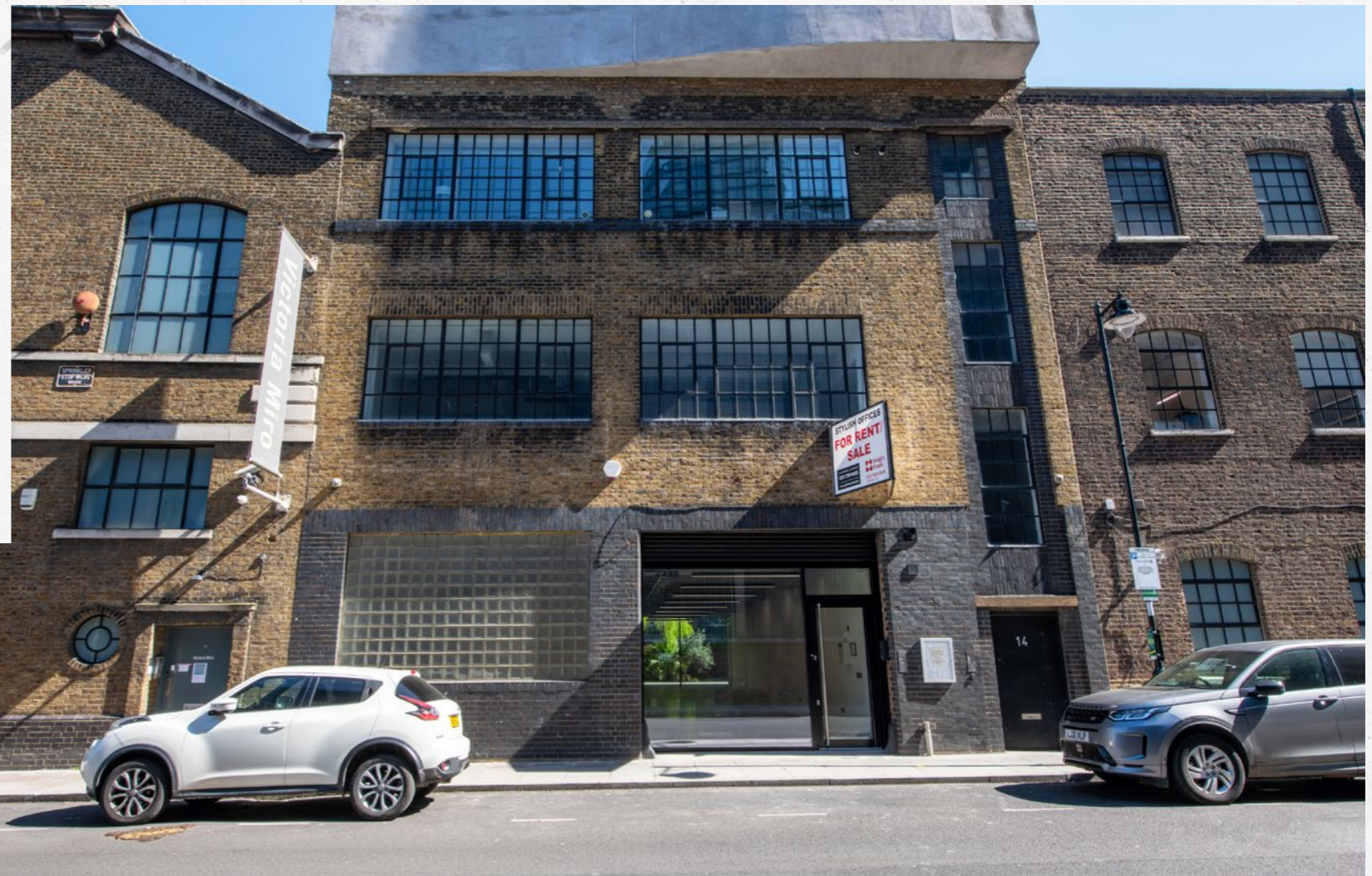
Extensively refurbished to provide light and spacious accommodation totalling 7,480 sq ft.

The retained warehouse façade with large windows provides excellent natural light throughout the property, while benefitting from considerable outdoor entertaining space on the ground and a large terrace to the first floor. Situated in an attractive canal-side setting overlooking the south end of Wenlock Basin.



Summary specification includes:

- Self contained
- 2 entrances
- Terrace at first floor
- Open floor plates with minimal column disruption
- Air conditioning
- WCs
- Exceptional floor to ceiling heights
- Ground floor outdoor space
- Polished concrete flooring / wood flooring throughout



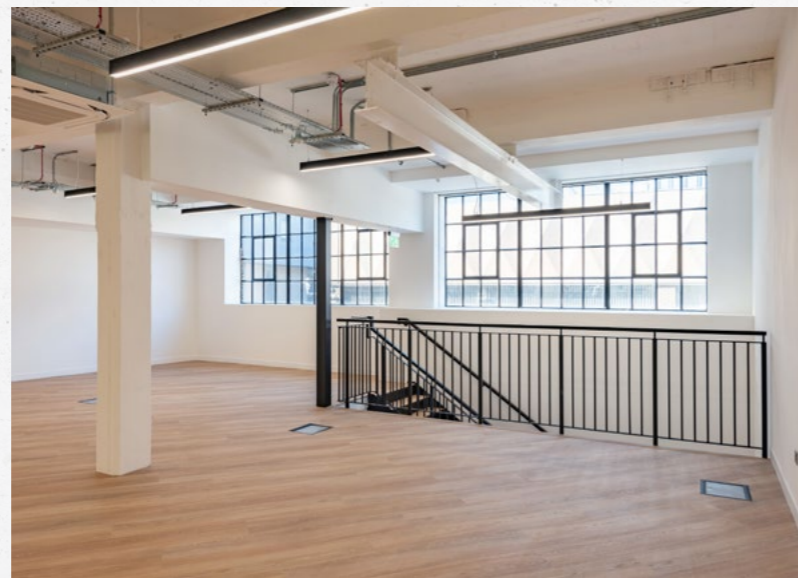
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Design-led
creative
workspace



**The perfect alignment of
characterful warehouse
look & feel and modern,
functional space.**

Extensively refurbished
to provide impressive
accommodation.
Exceptional floor to
ceiling heights with
minimal column disruption.



WELL
CONSIDERED
SPACE
INDOORS &
OUT

14 WHARF ROAD

A UNIQUE CANAL-SIDE SETTING WITH AMAZING LOCAL AMENITIES



Welcome to the neighbourhood

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.

- 1 The Three Crowns
- 2 BEERS London
- 3 The Wenlock Arms
- 4 Bodeans
- 5 Honest Burger
- 6 Night Jar
- 7 Shoreditch Grind
- 8 Ozone Coffee Roasters
- 9 The Alchemist
- 10 Bone Daddies
- 11 Victoria Miro Gallery
- 12 The Rugged Bunch
- 13 Narrowboat
- 14 Canal No 5
- 15 The Island Queen
- 16 Bricklayers Arms
- 17 Wagamama
- 18 Your Coffee Hub

AND CONVENIENT CONNECTIONS

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Getting around the Capital and beyond

The property benefits from excellent transport links, being equal distance between Old Street and Angel Stations, a short 10 minute walk to both. Angel station gives access to the Northern Line for a short journey to Bank, London Bridge or Kings Cross. Old Street also gives access to the mainline (Great Northern) network, for fast access to Finsbury Park and beyond.

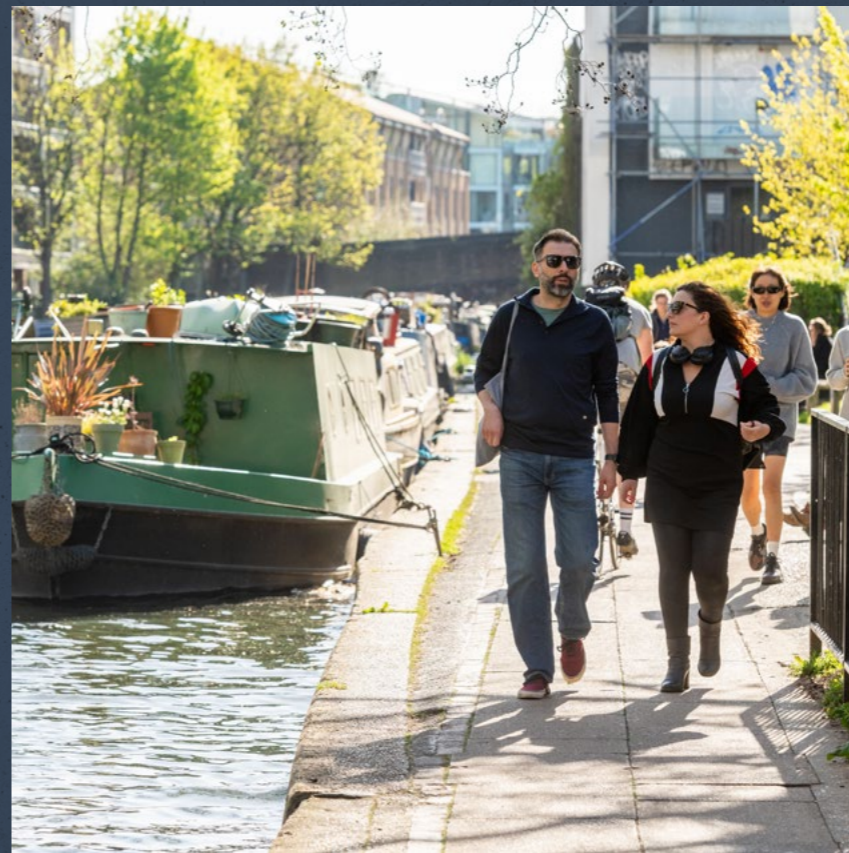
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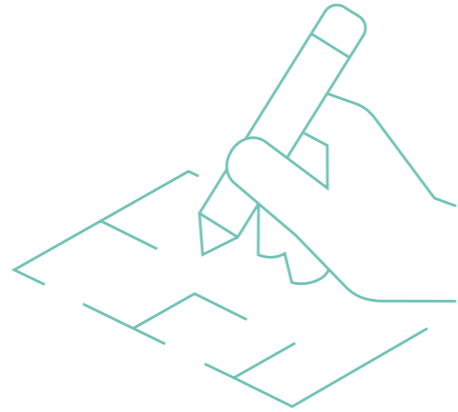
OUT OF OFFICE

It's all happening in and around N1

Perfectly placed for a walk along the Regent's Canal, afterwork drinks at numerous pubs and bars or a quick coffee and lunch at Ozone or The Alchemist.



FLOOR PLANS

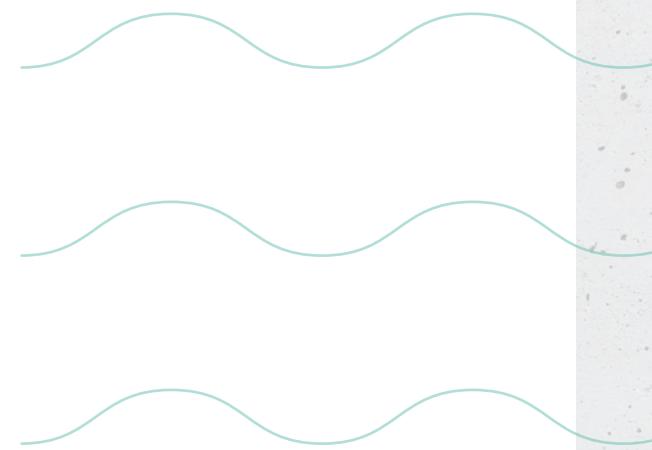
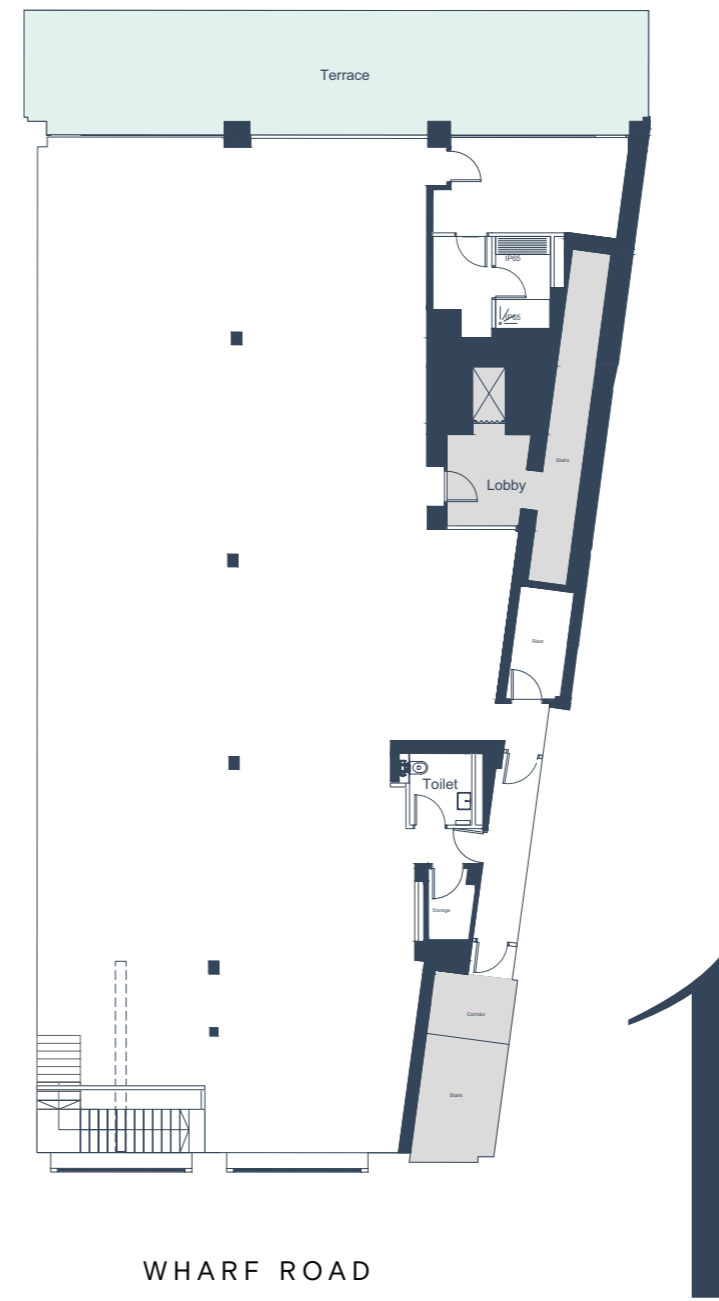


OUTDOOR CANALSIDE SPACE

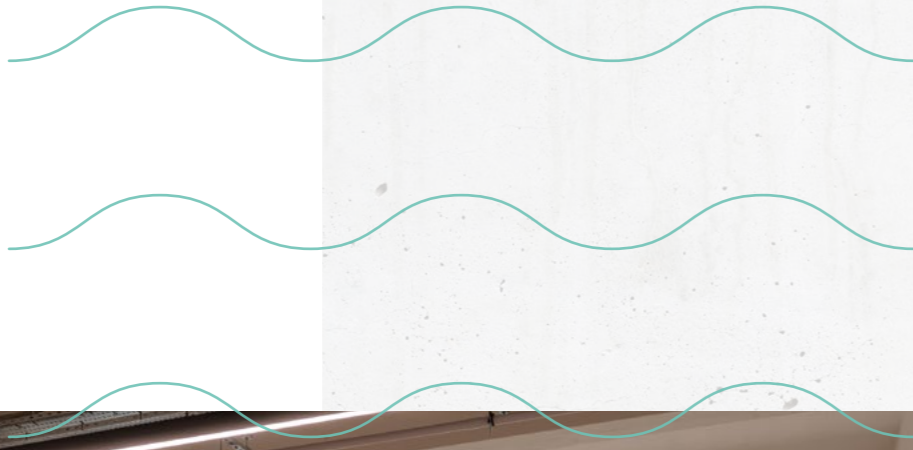


Accommodation

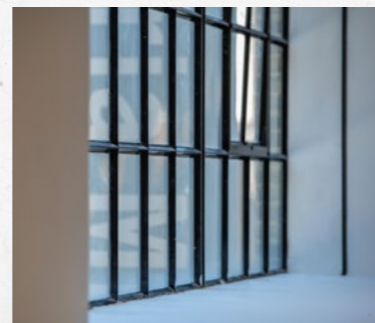
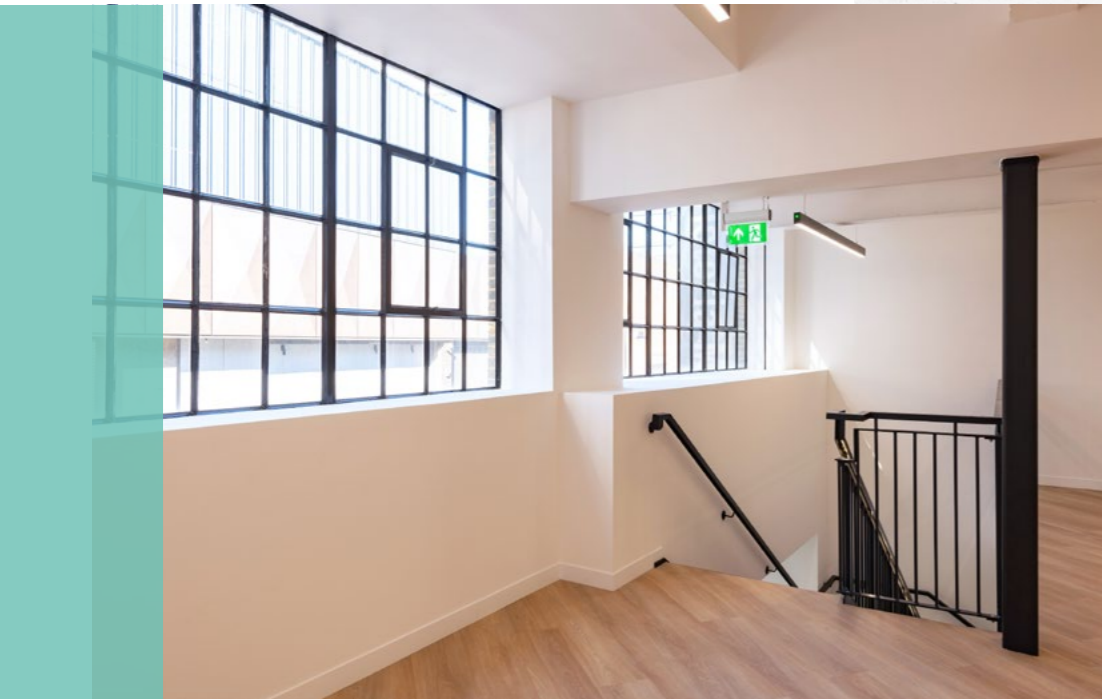
Floor	Use	NIA sq ft
1st	Gallery/Office	3,357
Ground	Gallery/Office	4,123
Total		7,480



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Attention
to detail
throughout



14 WHARF
ROAD
LONDON N1

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