

Set along the historic **Regent's Canal**, **Angel Wharf** offices are built around a **secluded courtyard**. With **Islington** a stone's throw away and trendy **Hoxton Square** shouting distance, it's an ideal location.





ANGEL WHARF





New offices

**From 900 sq ft to
6,050 sq ft.**

Angel Wharf
Shepherdess Walk
London N1 7ER

Eleven workspaces are situated around a landscaped courtyard creating a vibrant business community.

www.angelwharf.co.uk



Angel Wharf is set along the historic Regent's Canal which runs from the Limehouse Basin in the east of London to Paddington in the west. Islington is close at hand with its array of shops and cafés, and Hoxton Square is also within walking distance.

Old Street Station – 0.67 miles
Northern Line and mainline services.

Angel Station – 0.88 miles
Northern Line

Essex Road Station – 0.72 miles
Mainline services.

BUSES

Buses run from the junction of Shepherdess Walk and City Road to Angel, King's Cross, Camden, Liverpool Street, Moorgate/Broadgate, London Bridge and Paddington.

BICYCLES

There are secure bicycle spaces for up to 60 cycles.





THE AREA





THE BUILDING





Angel Wharf is a brand new mixed use development providing high quality workspaces to the ground and lower ground floors with residential apartments to the upper floors.

The work spaces are suitable for a variety of uses, ranging from offices, restaurant to training and educational uses, all subject to the relevant planning consents.





ACCOMMODATION



Eleven new workspaces have been created situated on ground floors or duplex with lower ground floors.

These are available to rent on new flexible lease terms or there is the option to purchase new 125 year leasehold interests.

Terms

Upon application, or visit the website for further information and floor plans.

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SPECIFICATION



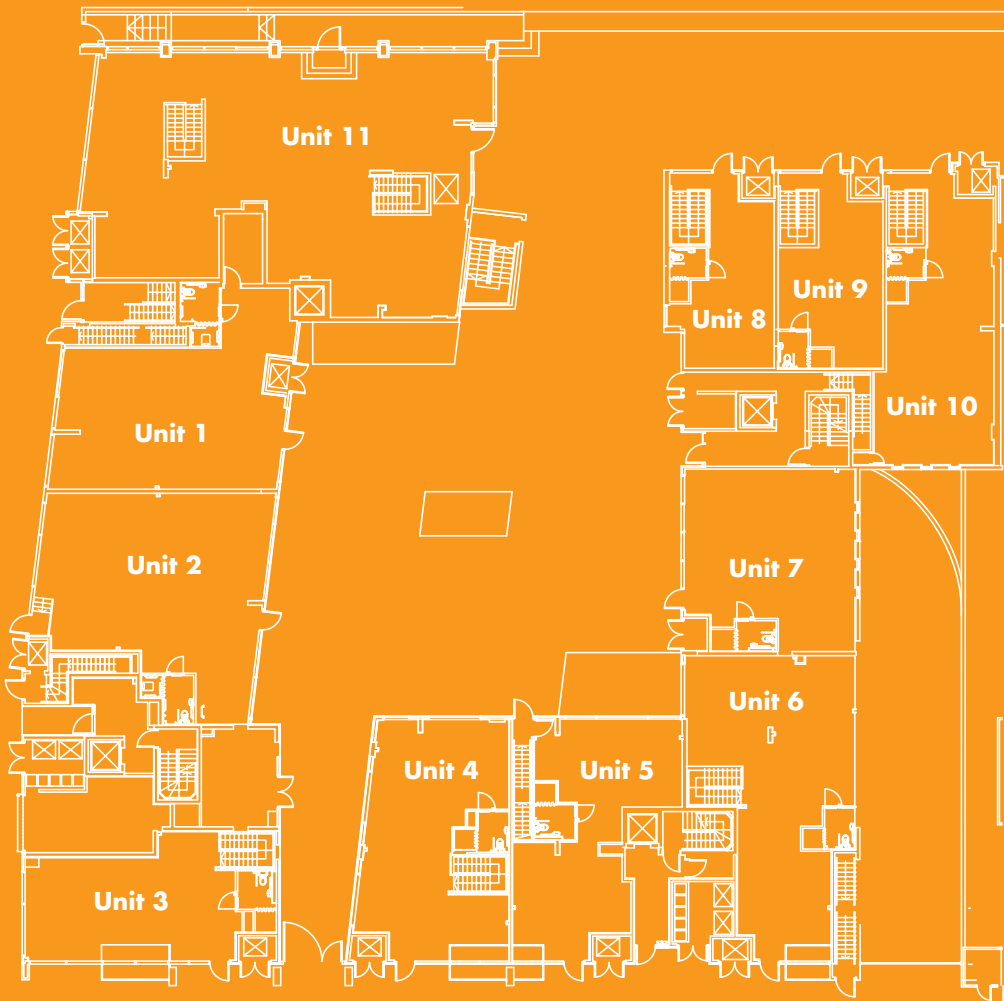
- Good natural daylight
- Fully accessible raised floors
- Plastered ceilings
- Independent central heating
- Stylish lighting
- WCs and shower facilities
- Bicycle storage
- Car parking by arrangement
- On-site security

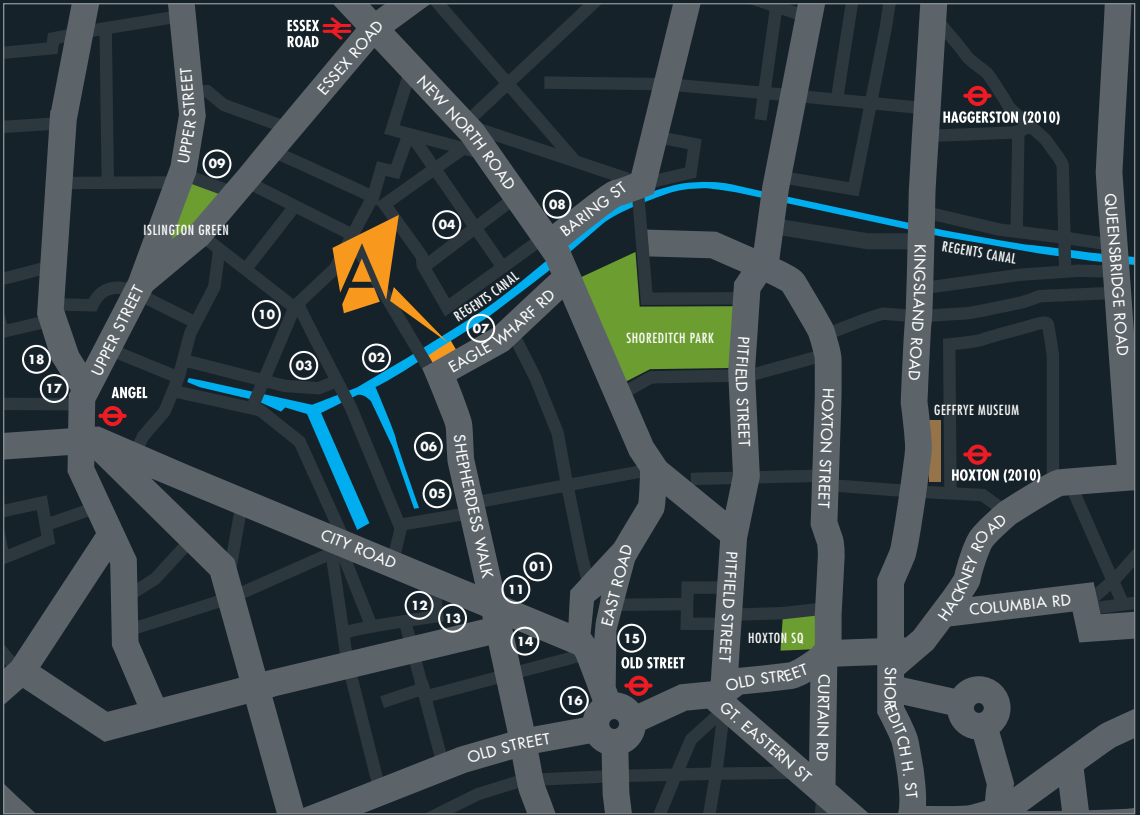
Floor Areas

Unit 1	Ground	1,225 sq ft
Unit 2	Ground	1,275 sq ft
Unit 3	Duplex	2,280 sq ft
Unit 4	Duplex	3,280 sq ft
Unit 5	Duplex	1,810 sq ft
Unit 6	Duplex	2,640 sq ft
Unit 7	Ground	900 sq ft
Unit 8	Duplex	2,700 sq ft
Unit 9	Duplex	1,375 sq ft
Unit 10	Duplex	1,450 sq ft
Unit 11 (A3)	Duplex	6,050 sq ft

Units can be combined to form larger spaces if required.

Regent's Canal





Local Amenities

- | | | | |
|----|-------------------------------|----|--------------------------|
| 01 | Fifteen Restaurant | 10 | The Duke of Cambridge |
| 02 | The Narrow Boat Pub | 11 | Shepherdess Café |
| 03 | The Island Queen | 12 | La Lampara Sandwich Shop |
| 04 | The Social | 13 | Aquila Café |
| 05 | The William IV | 14 | Barclays Bank – ATM |
| 06 | Caffe Alba | 15 | Kafeteria |
| 07 | Commissary at Holborn Studios | 16 | Starbucks |
| 08 | Co-op at Gainsborough Studio | 17 | Pret a Manger |
| 09 | Browns | 18 | M&S |

Contact

For further information or to arrange a viewing please call Stephen Page or Joanna Gospage.

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www.angelwharf.co.uk



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