

Compton

Islington
Angel Wharf
Unit 4
N1 7ER

Ground & lower ground office unit
available for purchase within a
quaint development overlooking the
Wenlock Basin

For Sale
1,450 ft²

020 7101 2020
compton.london



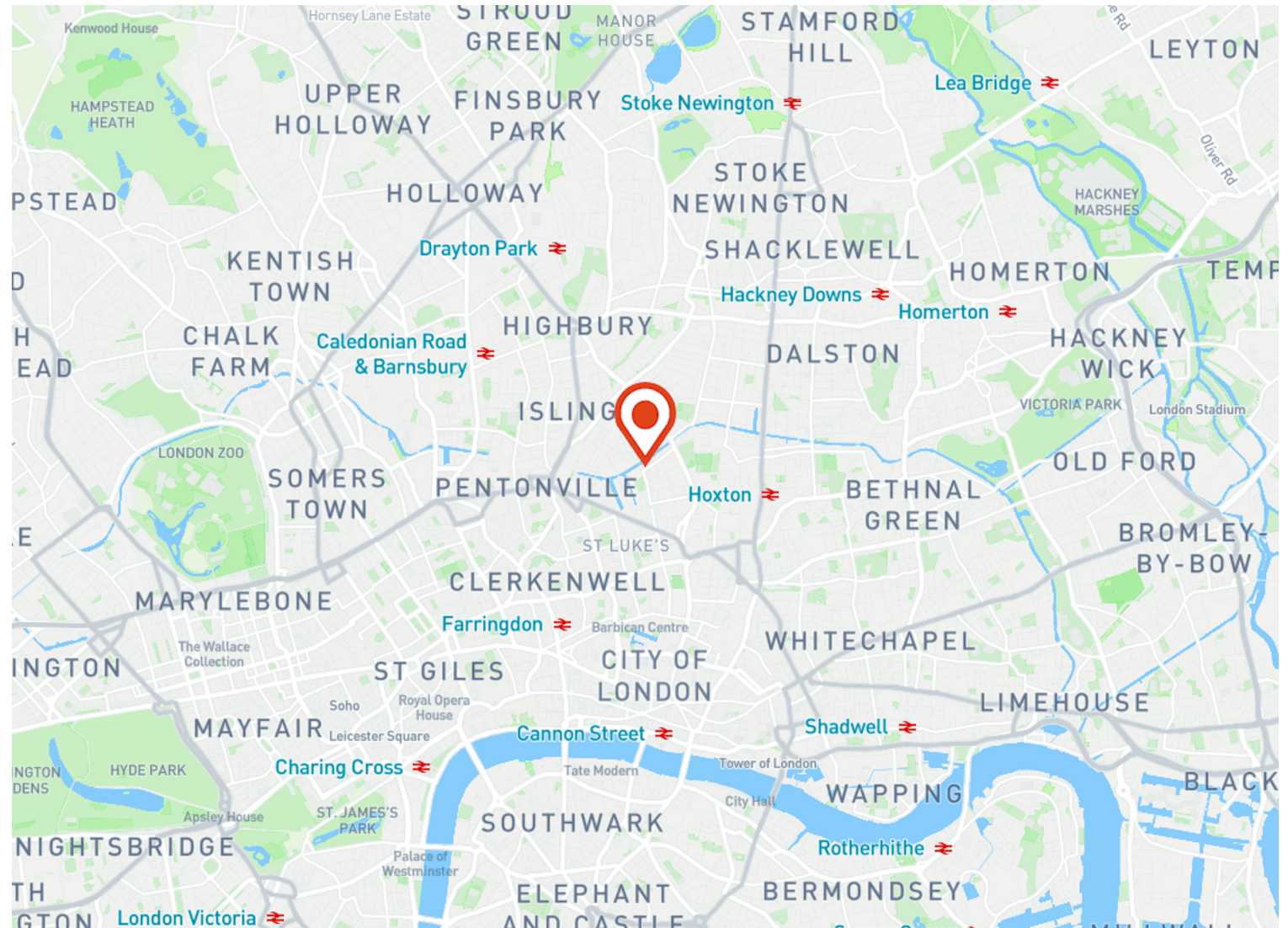
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Location

Located on Eagle Wharf Road, Angel Wharf is ideally positioned in the heart of North London. With easy access to major transport links, including nearby Angel and Old Street stations, the area is well-connected and offers a vibrant mix of local amenities, cafés, and restaurants.

This estate is uniquely located overlooking the Wenlock Basin which leads into the Regents Canal. This is an amenity enjoyed by all tenants who use the landscaped water's edge during lunch time as a communal place to meet, eat and relax.

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Canal

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Entrance

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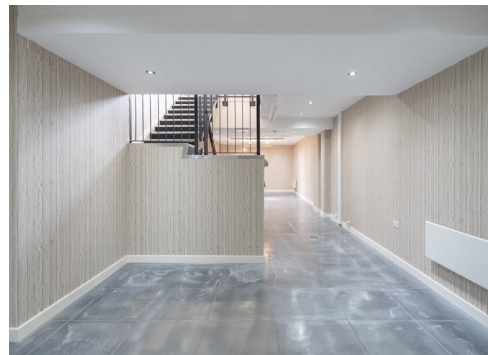


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Amenities

- Self-contained Ground & Lower Ground unit
- Ideal for showroom or office occupiers
- Communal Courtyard seating
- Newly refurbished
- Bike storage
- Gated development
- Overlooking the Wenlock Basin

Description

This stylish and self-contained office/showroom unit offers 1,450 sq ft of flexible workspace arranged over the ground and lower ground floors. The interior has been newly refurbished to a good standard, providing a bright and contemporary environment ideal for creative, media, or professional use. Large windows and a waterside aspect fill the space with natural light and create a calm setting. The unit benefits from its own private entrance within a gated development, offering both security and independence.

Additional features include modern finishes throughout, good ceiling heights, bike storage, and access to a communal courtyard overlooking the tranquil Wenlock Basin, perfect for breakout space or informal meetings.

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Content

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit - G & LG	1,450	£750,000	£13.08	On Application	Available

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Contact Us

All appointments to view must
be arranged via sole agents,
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