

14
WHARF RD

15
MICAWBER ST



14 15 WHARF RD MICAWBER ST

Available to let or to sell.

A unique canal-side setting, within close proximity to one of London's major mixed-use regeneration areas, City Road & Old Street roundabout.

Excellent transport links, being situated less than 10 minutes walk from Old Street and Angel stations.

Accommodation includes office, gallery and restaurant use **up to 10,791 sq ft.**

Ability to create 3 self contained units.

Previously home to Parasol unit, a contemporary art foundation.

ACCOMMODATION (NET INTERNAL AREAS)

PROPERTY / INTEREST	FLOOR	USE	NIA sq ft
14 Wharf Road	1st	Gallery/Office	3,509
	Ground	Gallery/Office	3,738
	Sub-total		7,247
15 Micawber Street	1st	Office	2,659
	Ground	Restaurant	885
	Sub-total		3,544
TOTAL			10,791

CANALETTO TOWER

CITY ROAD

CITY ROAD BASIN

WENLOCK BASIN

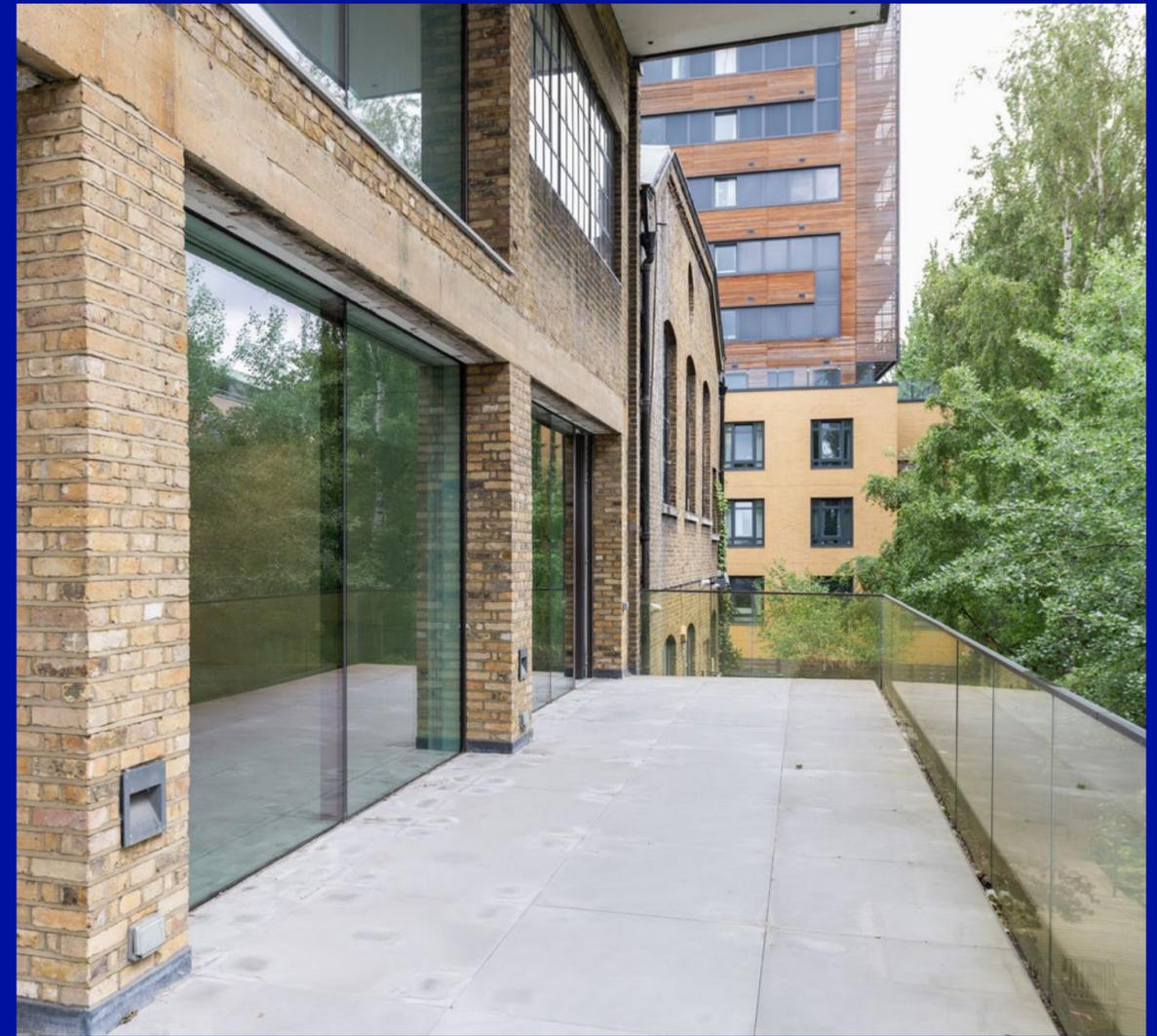
REGENTS CANAL

1415
WHARF RD
MICAUBER ST

**14 WHARF RD
FIRST &
GROUND FLOOR**



**15 MICAWBER ST
FIRST &
GROUND FLOOR**



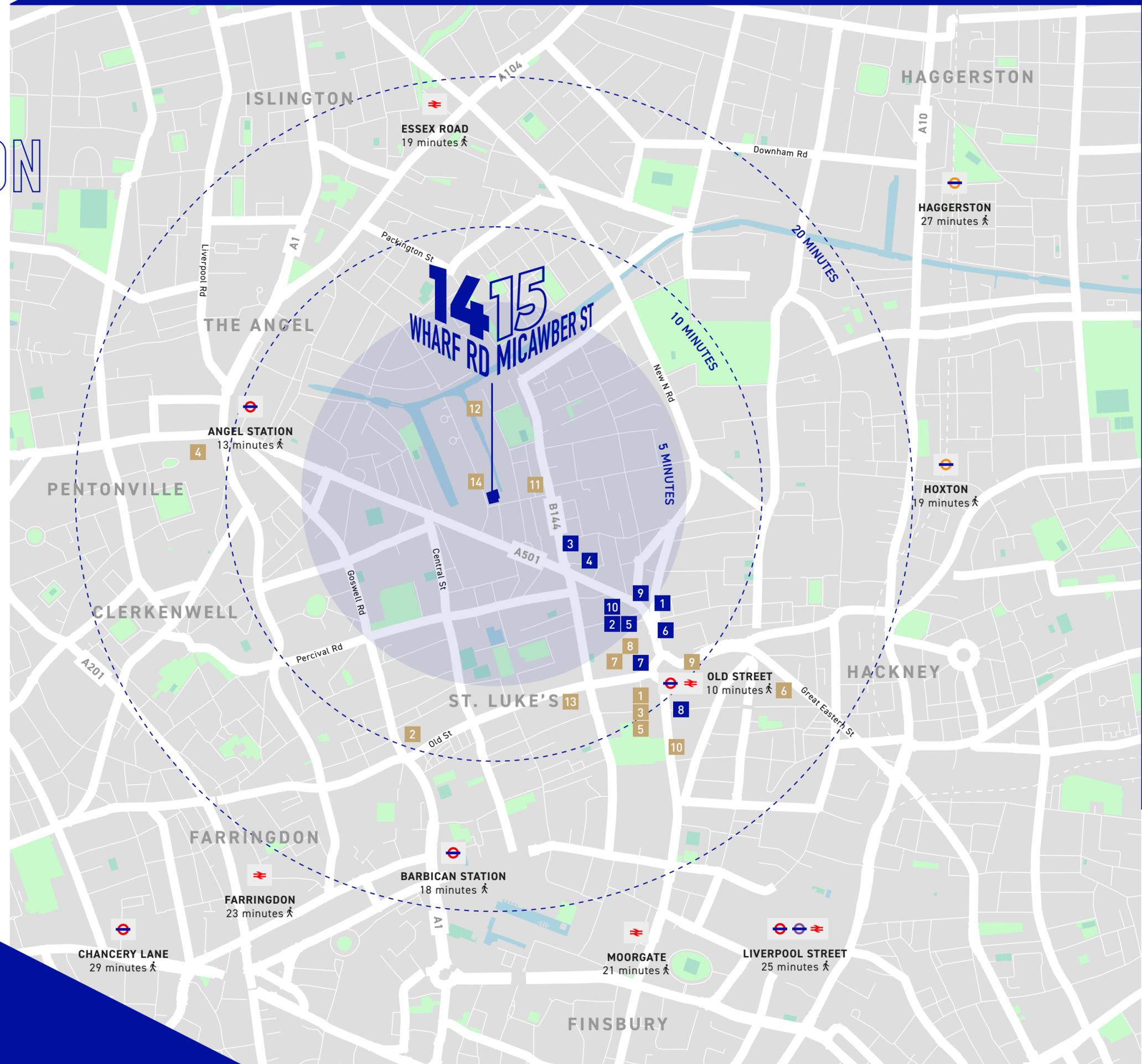
A CANALSIDE LONDON LOCATION

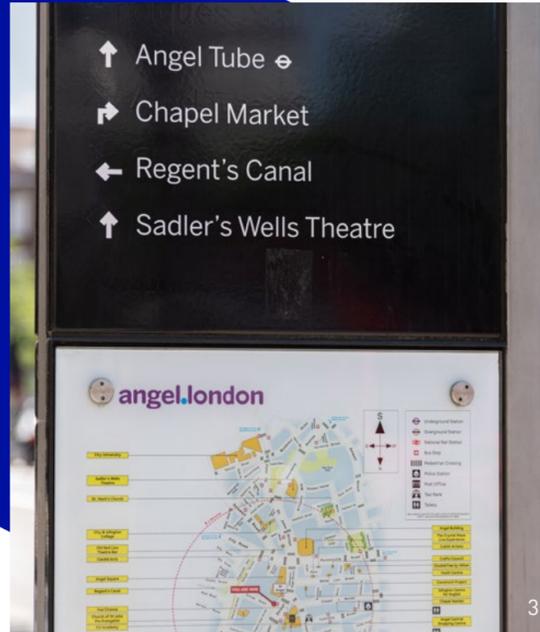
EAT & DRINK

- 1 The Three Crowns
- 2 Beers London
- 3 The Eagle
- 4 Bodeans
- 5 Honest Burget
- 6 Night Jar
- 7 Shoreditch Grind
- 8 Ozone Coffee Roasters
- 9 The Alchemist
- 10 Bone Daddies

LOCAL TENANTS:

- 1 Adobe Systems Europe
- 2 Allford Hall Monaghan Morris
- 3 BGL Group
- 4 Expedia Group - Angel Building
- 5 Box
- 6 Capco
- 7 CBS Interactive Ltd
- 8 Farfetch
- 9 inmarsat
- 10 MullenLowe Group
- 11 MVF Global
- 12 PROPER Snacks
- 13 WarnerMedia
- 14 Victoria Miro





LOCAL AMENITIES ON THE DOORSTEP

- 1. Appestat
- 2. Upper Street
- 3. Street sign
- 4. The Narrowboat
- 5. Regent's Canal
- 6. The Alchemist
- 7. Angel Station

DESCRIPTION AND ACCOMMODATION

The properties comprise the ground and first floor of 14 Wharf Road, the offices on the first floor of 15 Micawber Street and the ground floor restaurant of 15 Micawber Street.

The original warehouse façade has largely been retained, with the large windows providing excellent natural light throughout the properties. The properties are situated in an attractive canal-side setting, overlooking the south end of Wenlock Basin at the back of 14 Wharf Road.

The properties have been extensively refurbished to provide impressive gallery, office and restaurant accommodation. The properties benefit from entertaining space on the ground floor of 14 Wharf Road, overlooking Wenlock Basin, as well as a considerable terrace on the 1st floor level.

The three interests can each be separately accessed from street level. Access for 14 Wharf Road is off Wharf Road, the offices of 15 Micawber Street are accessed through 15b and the restaurant unit, 'Sardine', is accessed off Micawber Street. There is also access between the first floor of 14 Wharf Road and the first floor offices of 15 Micawber Street via a door that adjoins the two buildings.

THE BUILDINGS BENEFIT FROM THE FOLLOWING SPECIFICATION:

- Terrace at first floor
- Regular floor plates with minimal column disruption
- Air conditioning
- WCs
- Exceptional floor to ceiling heights
- Ground floor outdoor space

ACCOMMODATION (NET INTERNAL AREAS)

The property has been measured in accordance with the RICS code of measuring practice 6th edition and provides the following approximate areas:

PROPERTY / INTEREST	FLOOR	USE	NIA sq ft
14 Wharf Road	1 st	Gallery/Office	3,509
	Ground	Gallery/Office	3,738
		Sub-total	7,247
15 Micawber Street	1 st	Office	2,659
	Ground	Restaurant	885
		Sub-total	3,544
		TOTAL	10,791

THE PROPERTIES PROVIDE IMPRESSIVE FLOOR TO CEILING HEIGHTS IN A CANAL SIDE SETTING.



GROUND FLOOR



WENLOCK BASIN

14 WHARF RD

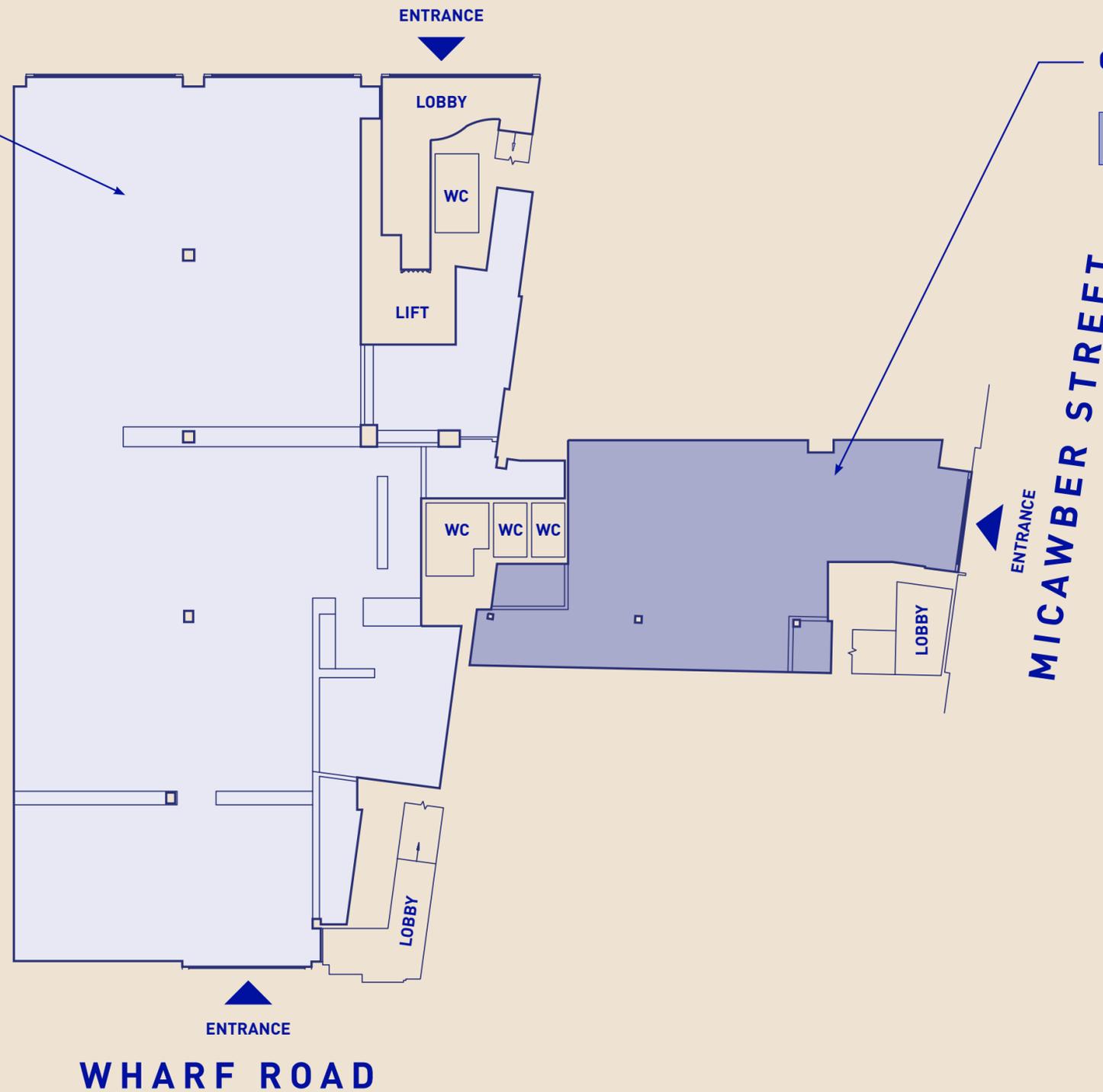
GROUND FLOOR

 **GALLERY/OFFICE**
347.3 sq m 3,738 sq ft

15 MICAWBER ST

GROUND FLOOR

 **RESTAURANT**
82.2 sq m 885 sq ft



Not to scale and for indicative purposes only. A measured survey is available within the Knight Frank data room.

FIRST FLOOR

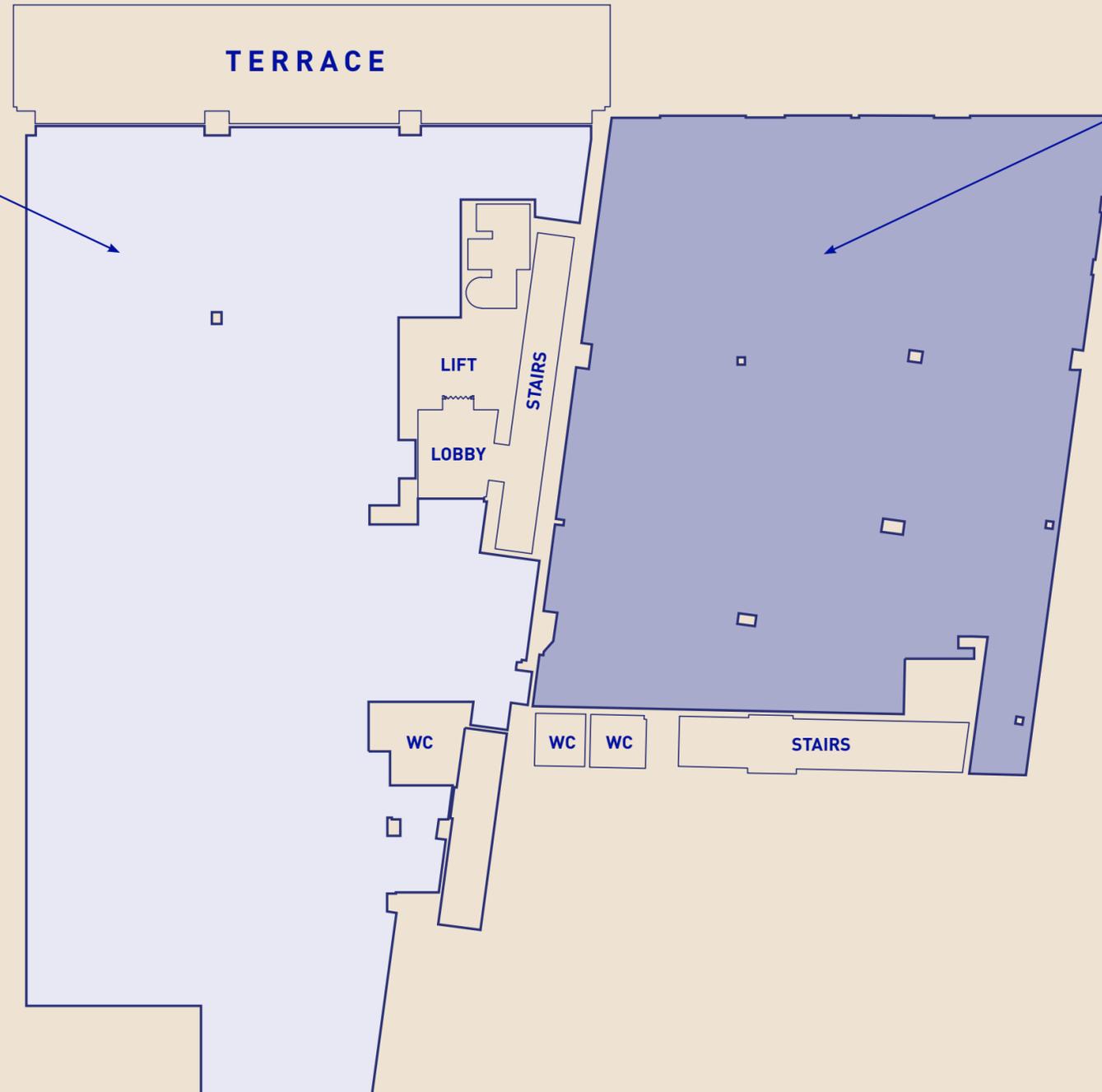


WENLOCK BASIN

14 WHARF RD

FIRST FLOOR

 **GALLERY/OFFICE**
326.0 sq m 3,509 sq ft



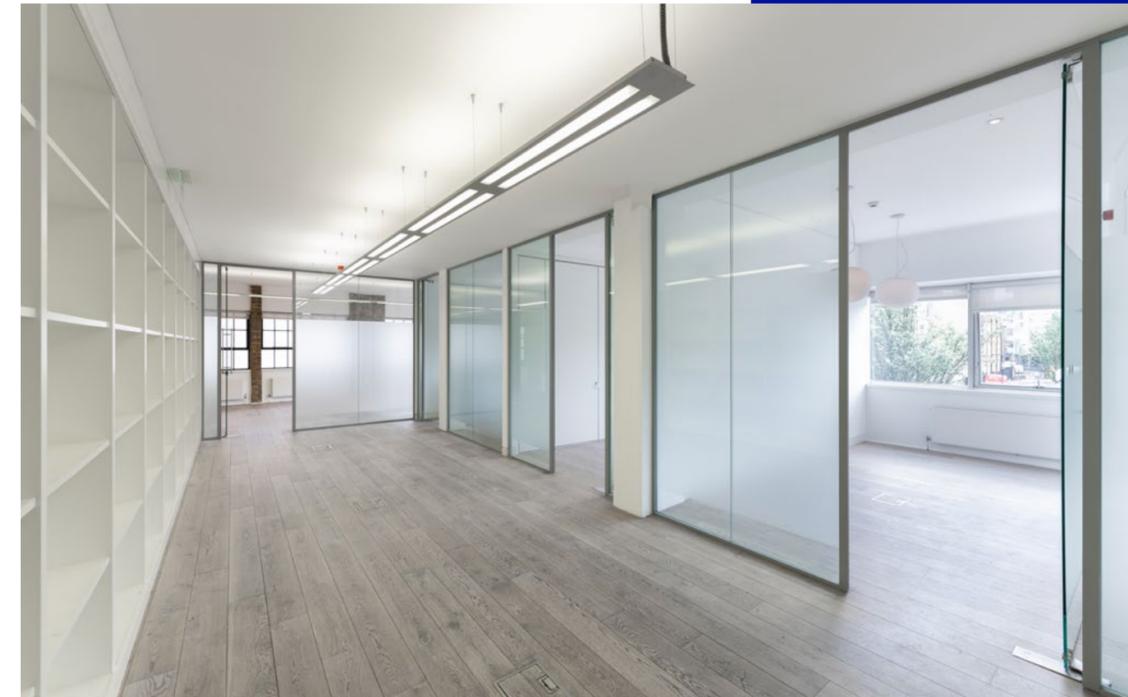
15 MICAUBER ST

FIRST FLOOR

 **OFFICE**
247.0 sq m 2,659 sq ft

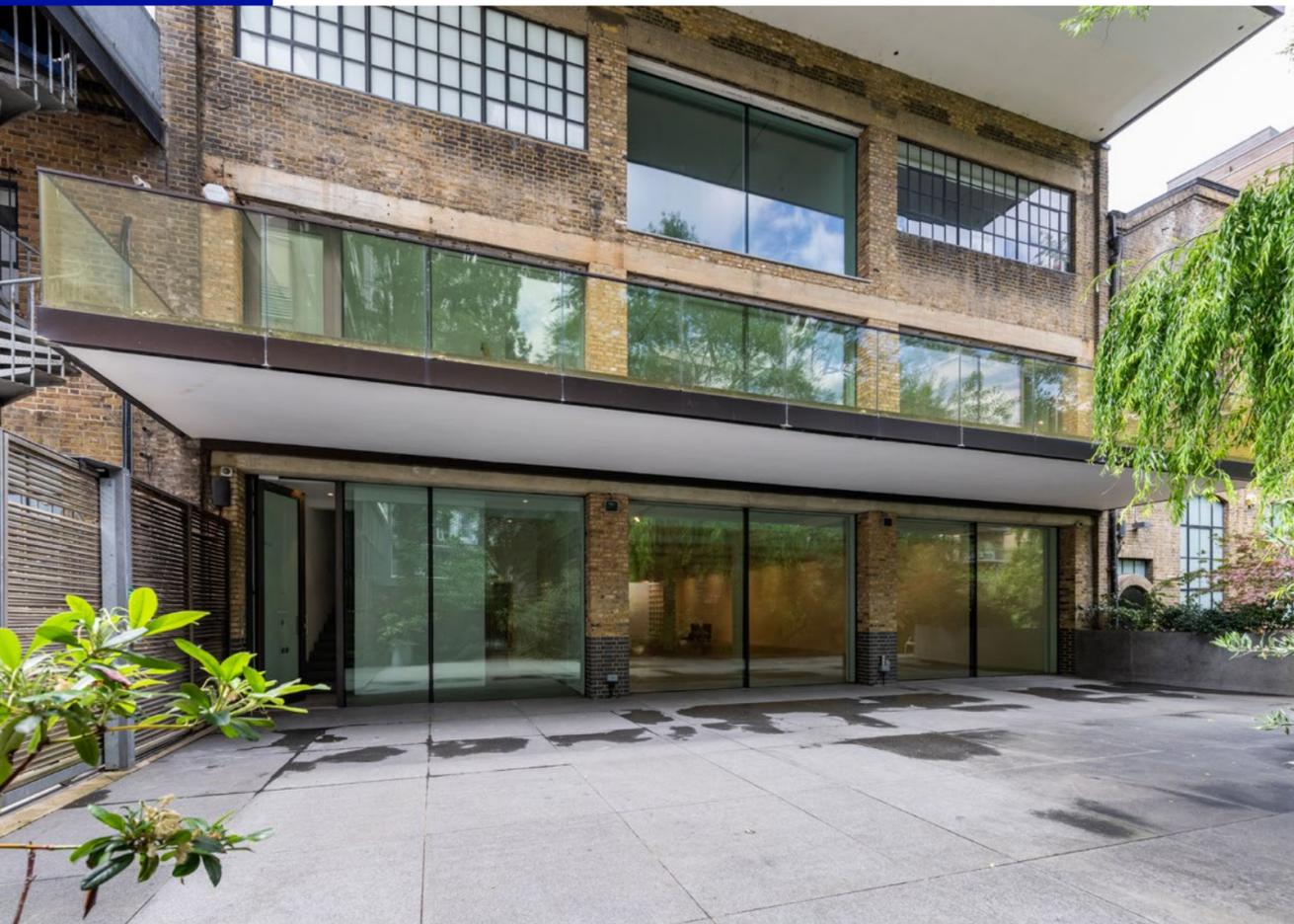
WHARF ROAD

Not to scale and for indicative purposes only. A measured survey is available within the Knight Frank data room.













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