

A.



## AVAILABLE - FOR SALE

**Unit 11, Clipper Court, 44-48 Wharf Road, London N1 7UX**

Office premises, 877 sq ft (81.4 sq m)

Price £475,000

All enquiries to

**0203 576 3331**

[Assemblycre.co.uk](http://Assemblycre.co.uk)



**Assembly.**

Commercial Real Estate

# Unit 11, Clipper Court, 44-48 Wharf Road, London N1 7UX

Office premises, 877 sq ft (81.4 sq m)



## Location

The property is located on Wharf Road, which is situated off City Road. Transport links for the property are good, with various bus routes running along City Road, whilst Angel and Old Street Stations are situated approximately 500 and 700 metres away from the property respectively.

## Description

The offices are situated on the first floor and benefit from the following amenities:

- On site cafeteria
- Canal with outside seating
- Bike storage
- Goods lift
- Shower facilities
- Exposed brick
- Wooden flooring
- On site commissionaire

**Sale Price** £475,000

**Tenure** 87 years remaining

**Business Rates** £17,715 per annum.\*\*

**Building Type** Office premises

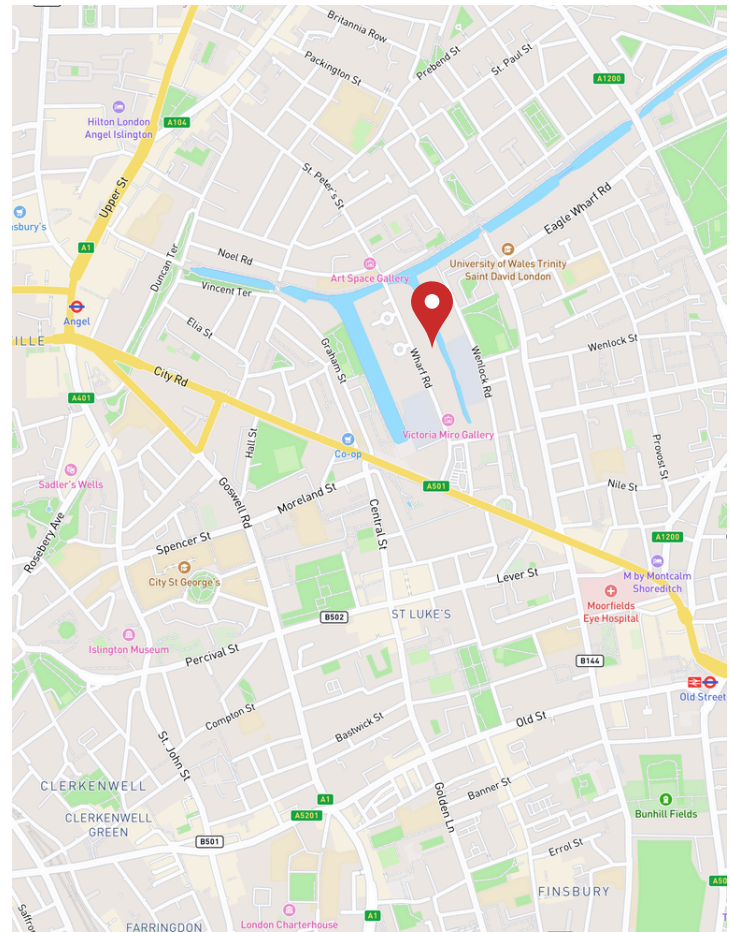
**VAT** The premises are not elected for VAT

**EPC Rating** C-57

## Size

Unit 11 - 877 sq ft (81.4 sq m)

\*\* The business rates currently has the office rated as having a mezzanine. This has been removed but the rates cannot be re-calculated until someone moves into the property.



## Contact Owners Joint Sole Agents

### Assembly CRE

020 3576 3331

[www.assemblycre.co.uk](http://www.assemblycre.co.uk)

### Jamie Mackenzie

07533 348 479

[jamie@assemblycre.co.uk](mailto:jamie@assemblycre.co.uk)

### Paul Goodsir

07808 401 818

[paulgoodsir@goodsircommercial.co.uk](mailto:paulgoodsir@goodsircommercial.co.uk)



These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.