



ADELAIDE WHARF, 21 WHISTON RD, E2

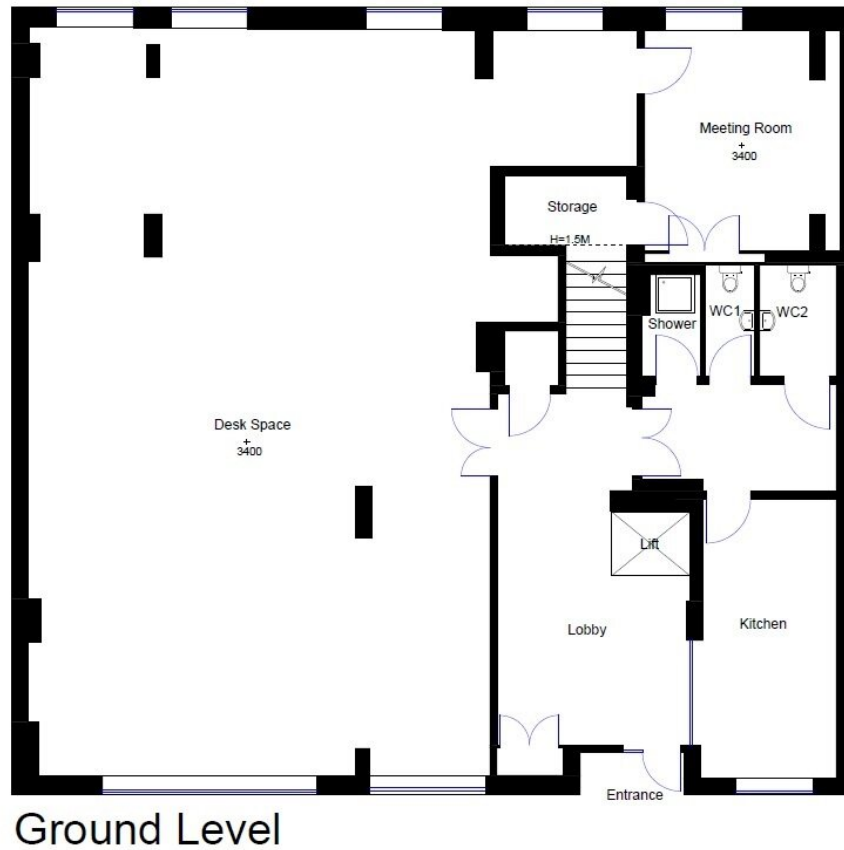
OVERVIEW

- Self-contained office space within an attractive mixed-use scheme overlooking Haggerston Park and the Regent’s Canal.
- Creative design aesthetic with concrete finishes, high-ceilings and excellent natural light.
- Newly refurbished and part-fitted, providing a new kitchen and meeting rooms.
- Access to landscaped garden / private courtyard at rear.
- Within a short-walk of popular Broadway Market, Columbia Road and Shoreditch.

AMENITIES

- Excellent natural light
- Impressive outlook over the park with views of the City
- Self-contained with own front door
- Kitchen and meeting rooms
- Shower and WC’s on each floor
- Secure cycle storage
- Access to private courtyard at rear
- Passenger lift





## TERMS

New lease from landlord

## SUMMARY

Available Size	2,497 sq ft to 6,749 sq ft
Floor: 1st floor	4,252 sq ft
Floor: Ground	2,497 sq ft
Rent	£32.50 per sq ft
Business Rates	£12.00 per sq ft
Service Charge	£4.00 per sq ft
VAT	Elected

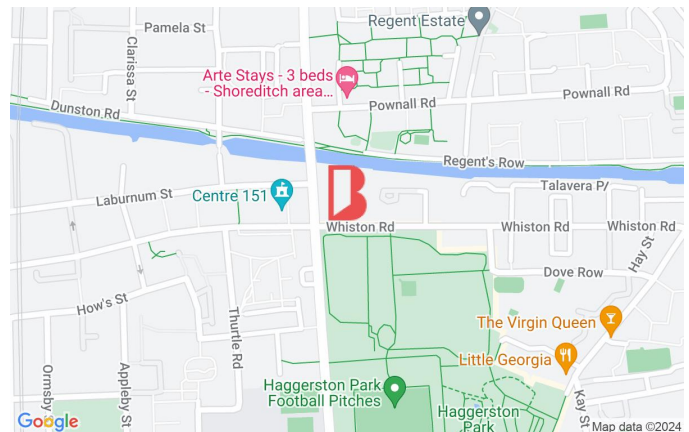
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

### STEPHEN FOSTER

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## LOCATION

Adelaide Wharf is enviably located within just 5 minutes' walk of Broadway Market and Columbia Road, providing a vibrant selection of cafes, restaurants, bars and shops. Shoreditch, Hoxton and Bethnal Green are also within easy reach. Hoxton, Haggerston and Cambridge Heath overland stations are all within a short-walk, providing frequent trains into the City and connections to the wider underground / transport network. The Regents Canal sits behind the building, offering popular running and cycling routes west to Angel and east to Stratford.

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