



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

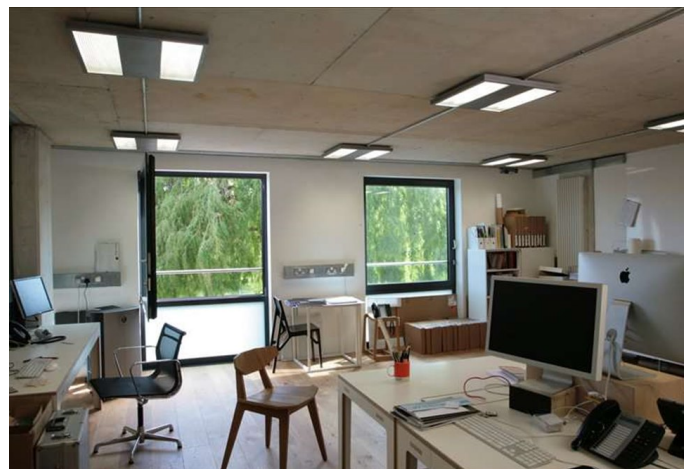
Kitchen and meeting rooms

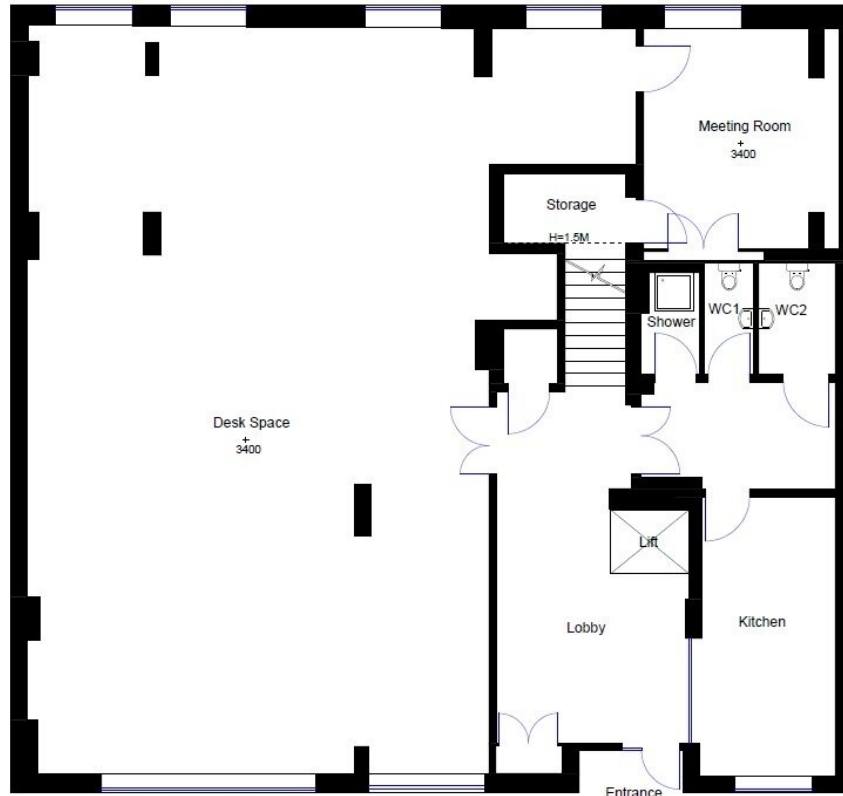
Shower and WC's on each floor

Secure cycle storage

Access to private courtyard at rear

Passenger lift





Ground Level

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

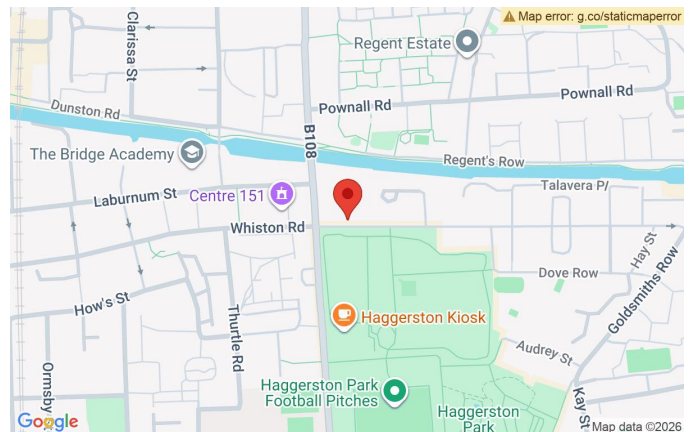
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

STEPHEN FOSTER

stephen@bureauoffice.co.uk

+44 (0) 7917 841 891



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.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.