

# RIVERHOMES

Eagle Wharf Marina  
Hoxton N1

£45,000 per year  
Commercial Let



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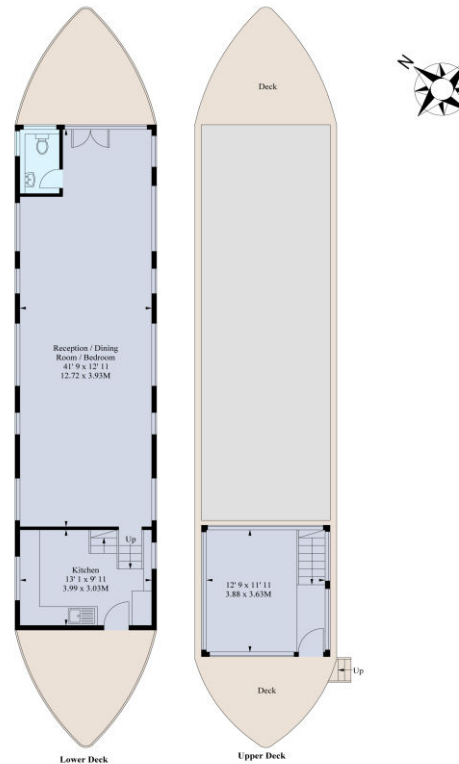
A self contained floating office aboard a Dutch barge on the regents canal. Moored at Eagle Wharf Marina 'Lilly' is approx. 90sqm of open plan office. Equipped with a good size Kitchenette, wood floors throughout, toilet facilities, and an additional office space on the mezzanine. The boat also benefits from mains electricity and plumbing, and Business rates and water are included.

Commercial Houseboat are an amazing way to entice clients and business partners to memorable and unique meetings, and provide a creative workspace. Eagle Wharf Marina is home to creatives and small businesses and is the site of Holborn studios. Onsite amenities include bar/restaurant, toilets, showers and sun-terrace. Users have secure gated access 24hrs a day. National Rail services are available at Essex Road, and underground services from Old Street and Angel.

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hackney
<b>Internal area:</b>	833 sq. ft. / 77.4 sq. m.
<b>Garden area:</b>	Deck

## Lily, Eagle Wharf Marina



Approximate Gross Internal Area 77.4 sq.m / 833 sq.ft

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

