





## Eagle Wharf Marina Hoxton N1

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

Boats are an amazing way to entice clients and 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 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 FEATURES

**Riverside location**

**Secure Access**

**Kitchenette**

**Inclusive Business Rates and Water**

**Onside Amenities**







KEY INFORMATION

**Local authority:** London Borough of Hackney

**Internal area:** 1,060 sq. ft. / 833 sq. m.

**Garden area:** Deck

