

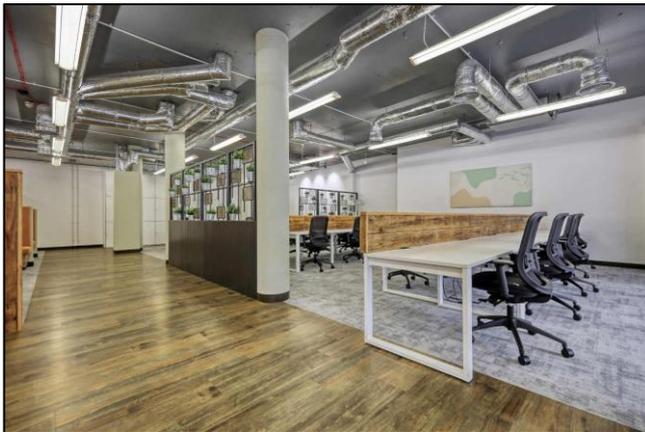
Commercial Office Space

4,121 sq. ft. / 383 sq. m.

Fully fitted and furnished office ready for immediate occupation

TO LET

22 Wenlock Road, Islington, London, N1 7TA



LOCATION

The building is just 6 minutes' walk from Old Street roundabout where Underground, National Rail and bus services connect to much of London, making this an easy place to get to and from with Clerkenwell, The City, West End, Islington and Kings Cross all. Wenlock Road maintains a special place in the renaissance of Shoreditch and the City Fringe as one of the original streets that saw warehouse workspaces first take hold and that put Hoxton on the map as a place to live, work and play.

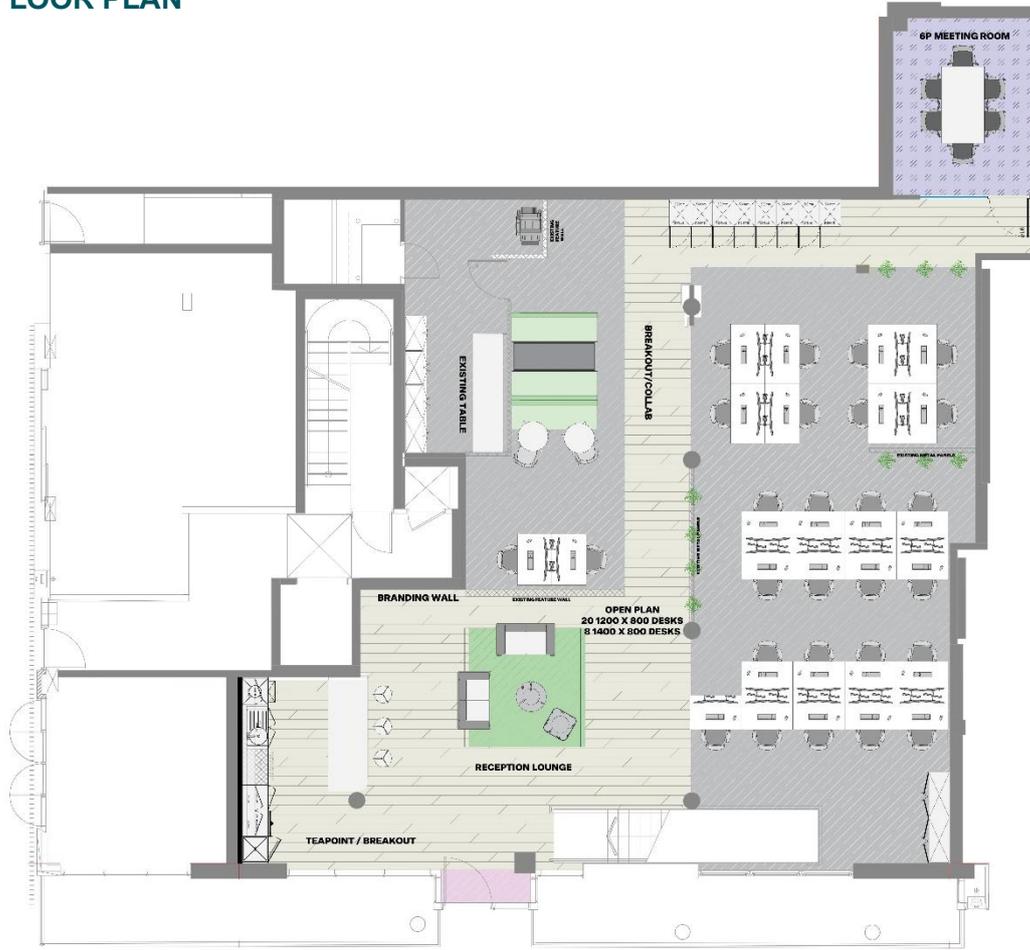
TRANSPORT

Old Street (Northern line and National Rail)

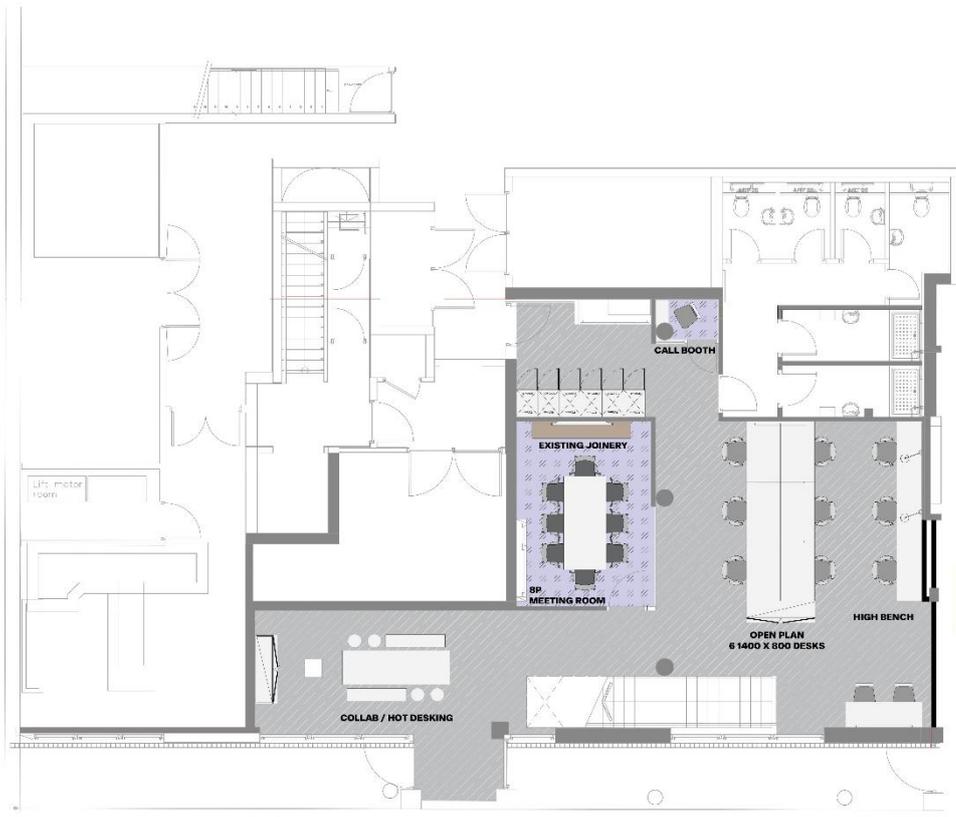
Angel (Northern line)

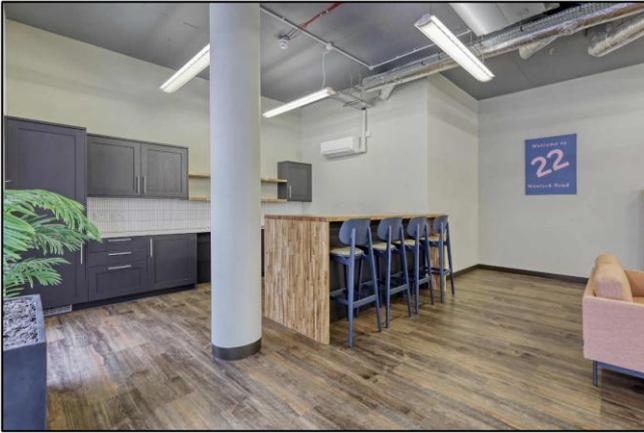
Kings Cross St Pancras (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria lines, National Rail and Eurostar)

GOUND FLOOR PLAN



LOWER GOUND FLOOR PLAN





DESCRIPTION

The property comprises a fully self-contained unit which has been newly fitted to offer a media-style finish over Ground and Lower Ground floors.

Modern, creative materials have been used throughout the unit to offer high specification finishes for a new generation of Old Street creatives or tech tenants to come in and make it their new home.

AMENITIES

- Large open plan workspace area
- 4 meeting rooms / private offices
- Exposed comfort cooling system
- Fully accessible raised floors
- Fully cabled
- Server room
- Modern and stylish strip lighting
- Exposed concrete columns
- High ceilings
- Excellent natural daylight
- Fitted kitchen
- Demised WCs and shower facilities

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	2,561	237.92
L. Ground	1,560	144.93
Total	4,121	383

LEASE

A new lease direct from the long lease holder is available.



RENT

Per Annum	Per sq. ft.
£105,000	£25.47

SERVICE CHARGE

Per Annum	Per sq. ft.
£7,417.80	£1.80

BUSINESS RATES

Per Annum	Per sq. ft.
£69,930	£16.96

Interested parties must verify these figures from the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£182,347.80	£15,195.65

PLEASE CONTACT

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