

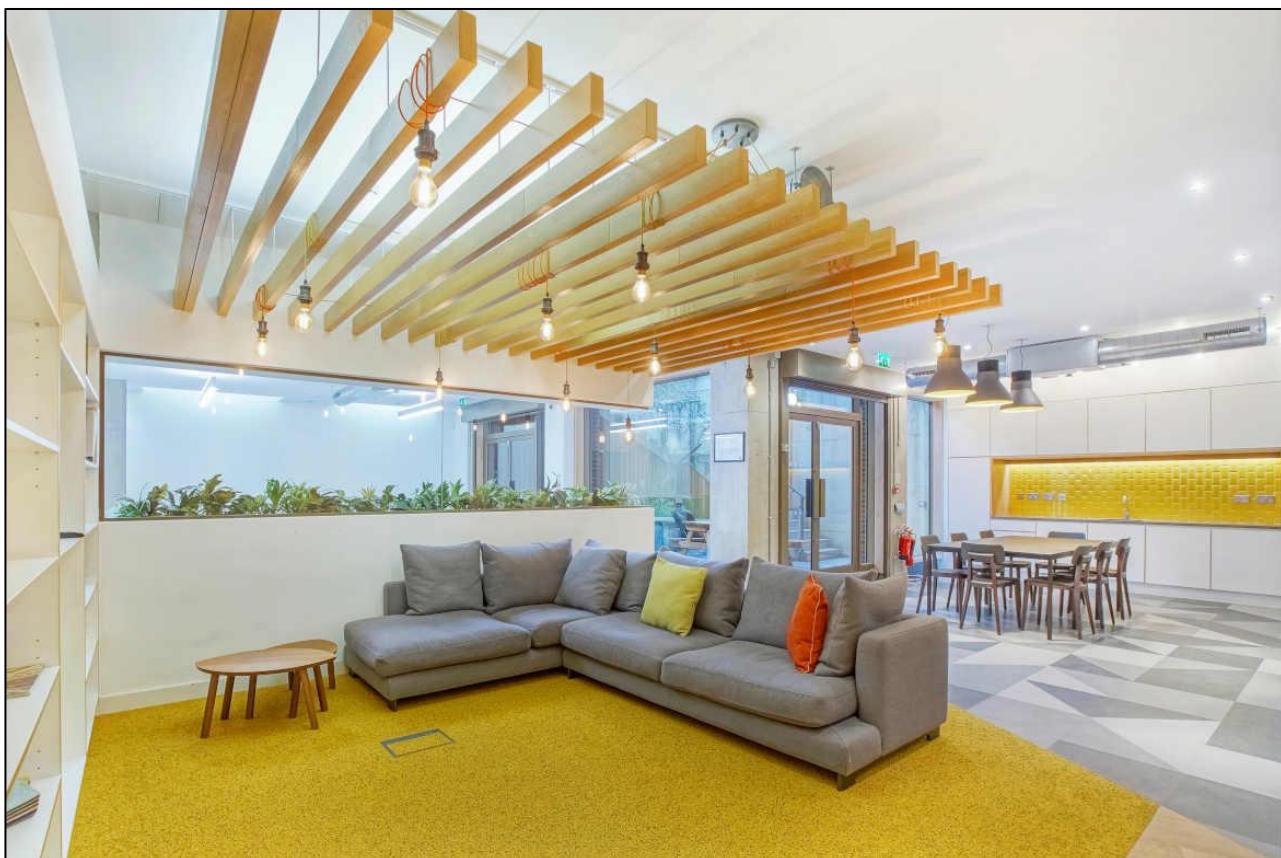
Commercial Office Space

4,788 sq. ft. / 445 sq. m.

Fitted office overlooking Wenlock Basin

TO LET

Unit C 17-21 Wenlock Road, Islington, London, N1 7GT



LOCATION

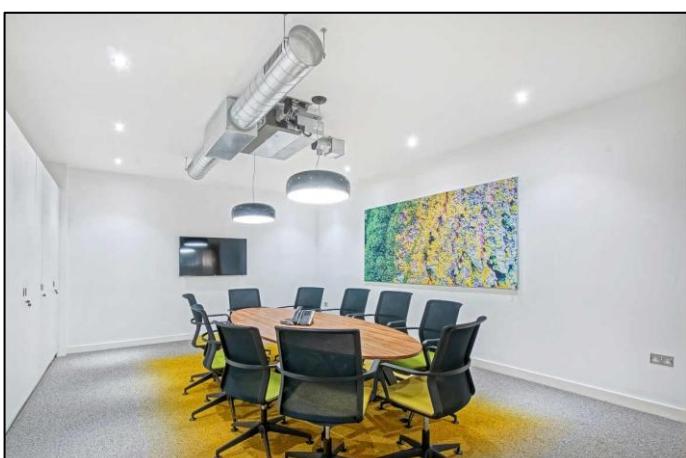
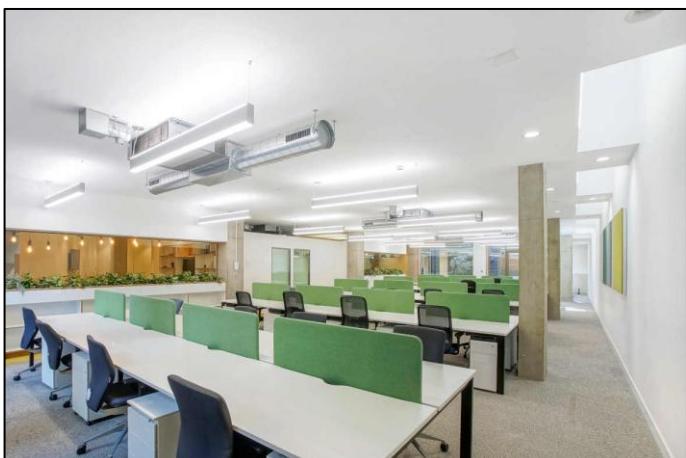
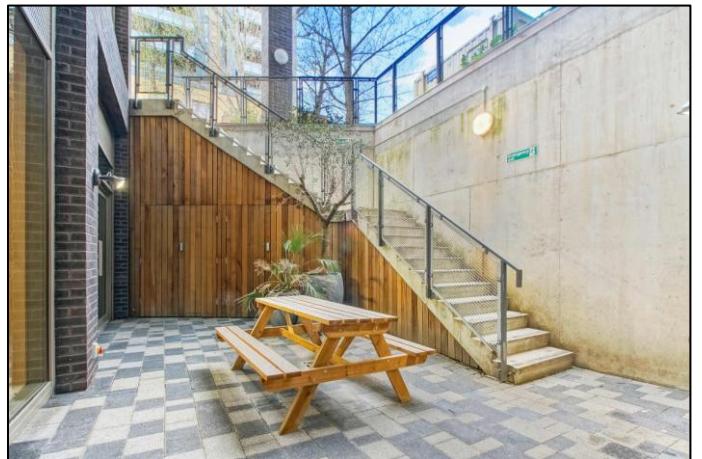
The building is situated within the tech district of Shoreditch, close to Old Street Roundabout and overlooking Wenlock Basin. Approached from City Road, the building is well connected to both Old Street and Islington.

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)





DESCRIPTION

This is a striking mixed-use building constructed in 2015, with luxury loft apartments on the upper floors and commercial offices on the lower floors.

The accommodation is on the lower ground floor and has been fully fitted with power and data cabling, 4 meeting rooms / private offices and a fully fitted kitchenette. This fit out has been carried out to minimise cost and provide immediate occupation for an incoming tenant.

Access is via an impressive reception area with concierge, and there is a very attractive and private canal side garden area which provides superb outside space.

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
- Secure Bike Storage

APPROXIMATE FLOOR AREAS

Garden Floor (Unit C) 4,788 sq. ft. 445 sq. m.

LEASE

A sublease or assignment is available for a term until November 2027.

Alternatively a new lease direct from the freeholder is available.

RENT

£32.50 per sq. ft. plus VAT

SERVICE CHARGE

We are advised that the current service charge equates to approximately £4 per sq. ft.

BUSINESS RATES

The business rates payable for the current year 2025/26 are £14.88 per sq. ft.

Interested parties should contact the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

£246,042.00 per annum excl.

£20,503.50 per calendar month excl.

(Excluding utilities)

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Stephen Page
spage@antonpage.com

Harrison Turner
hturner@antonpage.com

BELCOR 020 7375 3444