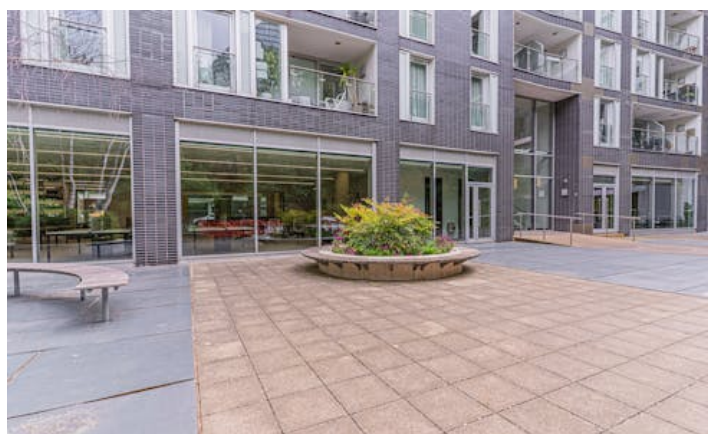


ELLIS BROWN

FOR SALE

Rare opportunity to purchase high quality commercial space within a modern mixed use development

**1-3 Wenlock Road, N1 7GH
3,679 - 8,390 sq ft**



**Ellis Brown
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Description

1-3 Wenlock Road forms part of a mixed use development which was completed in 2016. The ground floor accommodation underwent a comprehensive refurbishment in 2024 delivering floor to ceiling glazing, exposed concrete, excellent ceiling height and are currently offered fully fitted and furnished ideal for owner occupiers requiring a turnkey solution.

Extending to a total of 8,320 sq. ft. the spaces are offered as a whole or individually. Occupiers also benefit from access to a communal courtyard at the rear of the property. 3 Wenlock Road additionally includes a 908 sq. ft. storage space located in the basement.

Ground Rent: £250 per annum

Long Leasehold Interest: 989 years unexpired lease term

Location

1-3 Wenlock Road is located on the corner on Wenlock Road and Micawber Street, a 6 minute walk from Old Street station in the heart of London's Tech City. The development sits close to Wenlock Basin, moments from Regent's Canal offering an attractive waterfront setting moments away. The surrounding area benefits from the thriving amenities that Shoreditch has to offer, including bars, restaurants, coffee shops and hotels.

Accommodation

Name	sq ft	sq m	Price	Availability
Ground - 1-2 Wenlock Road	3,679	341.79	£1,650,000	Available
Ground - 3 Wenlock Road	4,711	437.67	£1,850,000	Available
Unit - Total	8,390	779.46	£3,500,000	Available

Features

Recently refurbished
Fully fitted and furnished
Self-contained with access directly from the street
Communal courtyard
Exposed concrete columns
Bike storage
Air conditioning
Storage space

EPC

C

Terms

On application

VAT

On application

Contact

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