



STRETTONS

EST 1931

22 Wenlock Road, Islington, London, N1  
7TA

## TO LET

Office

4,121 sq ft / 382.9 sq m

£105,000 per annum

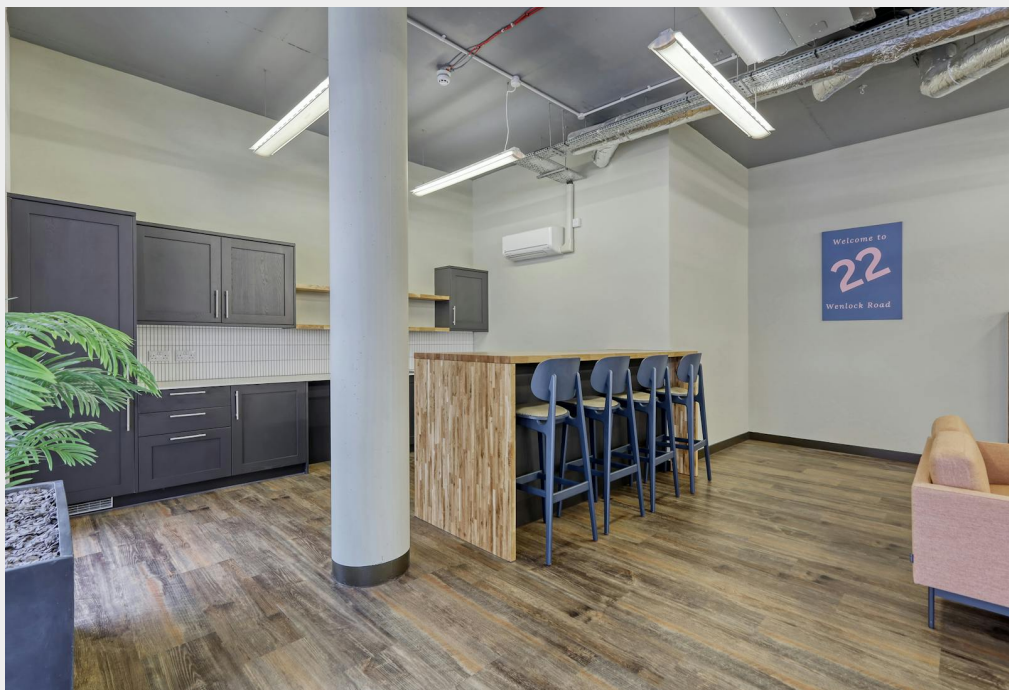


# Newly refurbished, fully-fitted and self- contained commercial unit for sale moments from Old Street Station



- Newly refurbished and fully fitted
- Self contained entrance
- 36 desks in situ, 2 meeting rooms, 1 phone booth
- Air conditioning throughout
- Great transport links
- End of trip facilities available including shower and bike stores
- Fibre connectivity



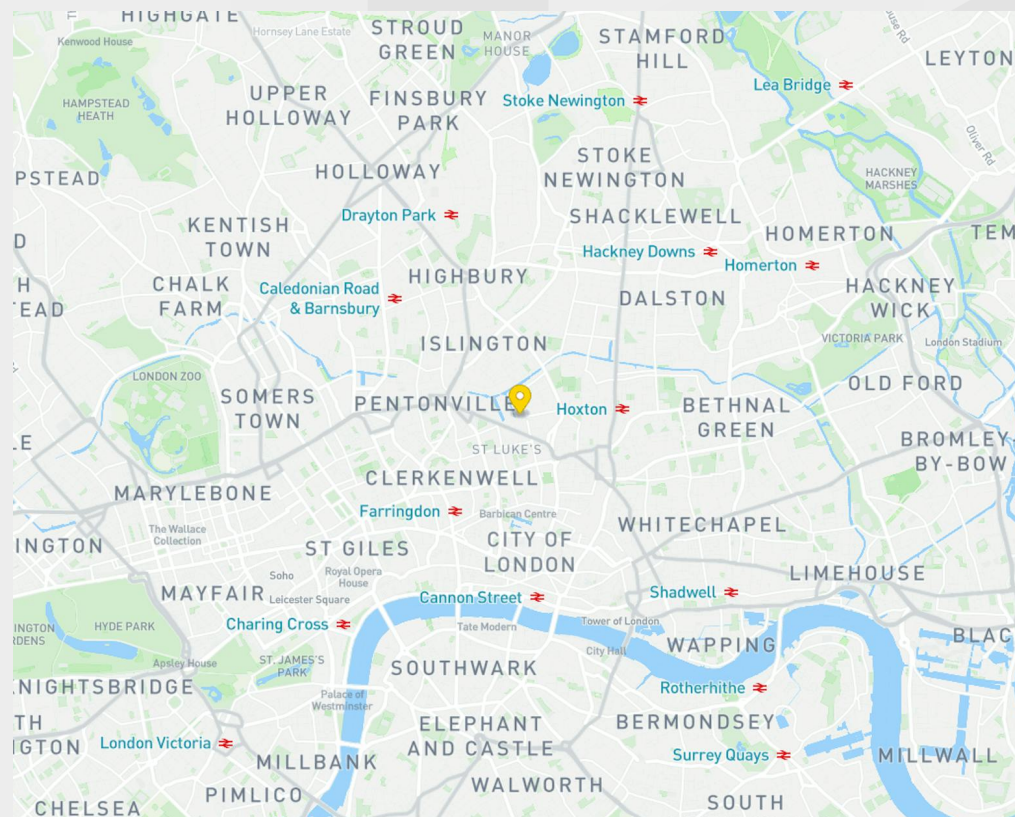


## Description

22 Wenlock Road 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.

## 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.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Ground	2,561	237.92	-	-	-	-	Available
Lower Ground	1,560	144.93	-	-	-	-	Available
Unit - Total	4,121	382.85	£105,000 /annum	£69,930 /annum	£7,418 /annum	£15,195.67	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Upon enquiry

### Configuration

Fitted

### Contacts

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#### Further Information

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