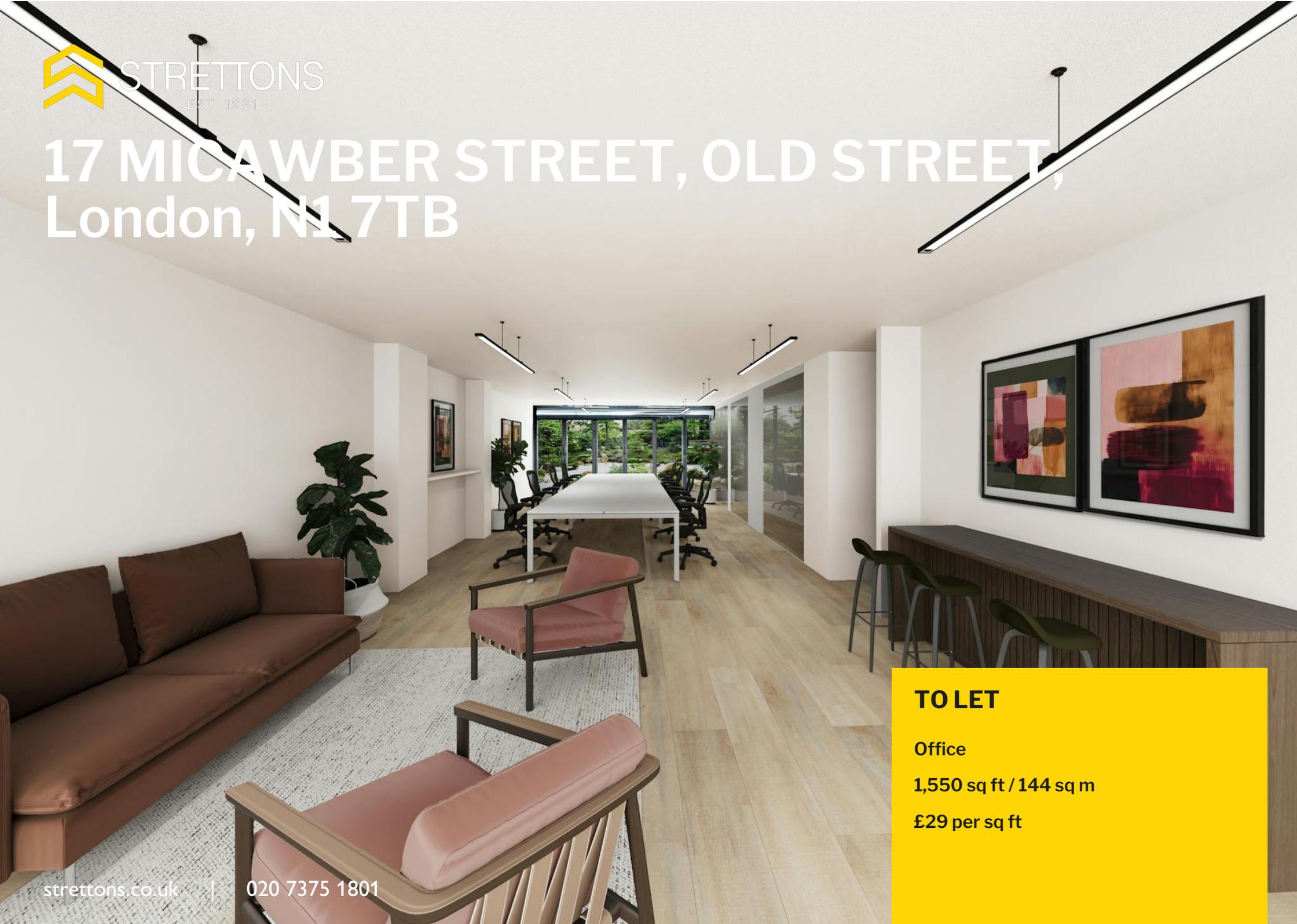




STRETTONS

EST. 1931

17 MICA WBER STREET, OLD STREET, London, N1 7TB



TO LET

Office

1,550 sq ft / 144 sq m

£29 per sq ft

A self-contained Ground floor commercial unit suitable for a variety of uses



- Ground floor with direct street access and frontage
- Good natural light with access to a rear courtyard
- Excellent transport links
- Private kitchen, toilet and shower facilities
- Meeting rooms
- Images are indicative of the possible finish, with the unit suitable for uses including office, fitness, medical and leisure

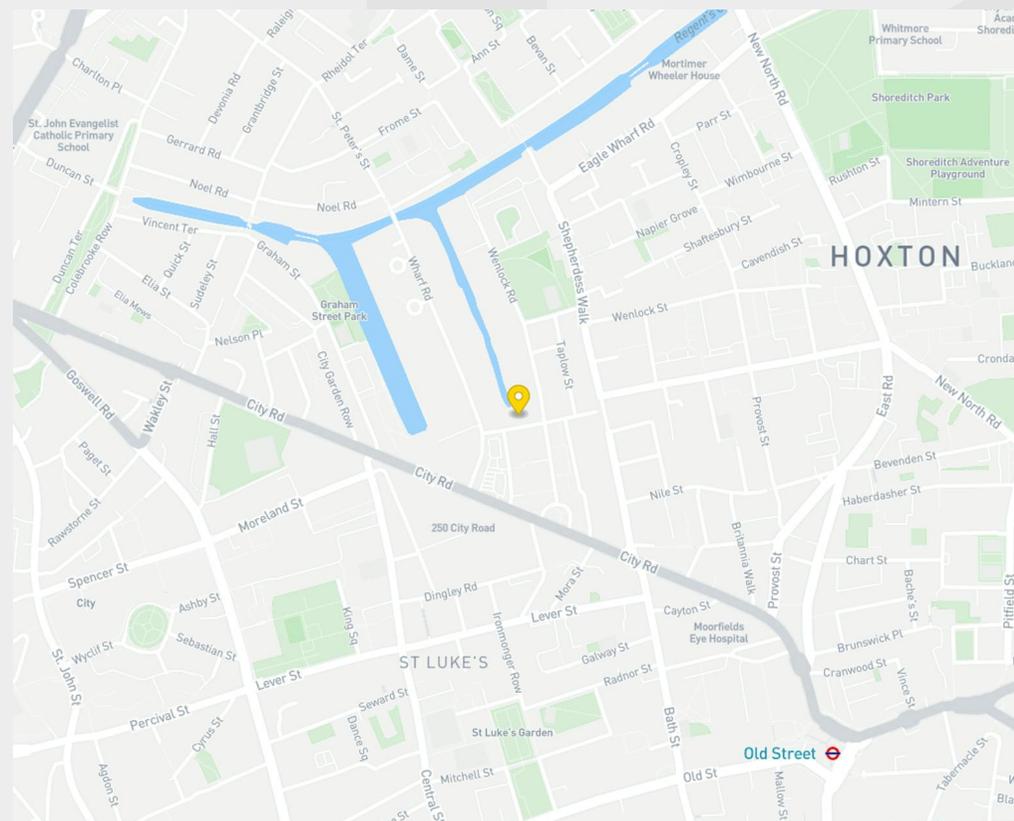


Description

A self-contained, ground floor commercial unit with direct and step-free street access. The unit is currently configured for office use with two private meeting rooms, kitchen, WC and shower facilities. The unit could however suit a range of wider uses including fitness/ leisure, medical and showroom owing to the ground floor accessibility and proximity to Old Street.

Location

The building is prominently positioned close to the junction of Wharf Road and Wenlock Road, less than half a mile from Old Street Roundabout and approximately 0.7 miles from Islington. Old Street Station (Northern Line and National Rail Services) is a short walk away. Situated within this vibrant city fringe location, the property benefits an abundance of high-quality nearby amenities.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Ground	1,550	144	£29	£17.55	£3.60	£6,477.71	Available

Tenure

New Lease

EPC

D

VAT

Applicable

Configuration

Not Fitted

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