



Wenlock
Works^{N1}

Thinkers. Makers. Explorers.

TWO UNITS OF CONTEMPORARY WORKSPACE

Welcome to Wenlock Works, two thoughtfully refurbished units of workspace by Buckley Gray Yeoman Architects, less than 10 minutes from Old Street Roundabout and perfectly situated between Shoreditch and Islington.



SELF-CONTAINED
UNITS



OPEN PLAN
CAT A



FULLY FITTED
OPTION CAT B



24 CYCLE SPACES
& 28 LOCKERS



FIBRE
ENABLED



NEWLY INSTALLED
AIR-CONDITIONING



WIRESORE
"GOLD"

BREEAM®

BREEAM
"EXCELLENT"



EPC
B



- 1. Reception Lobby
- 2. Reception Lobby
- 3. Reception Lobby
- 4. Building Exterior

- 5. Showers
- 6. Bathroom
- 7. Cycle Storage

Connect. Create. Thrive.

LIFE ON SILICON ROUNABOUT



- 1. City Road
- 2. The Breakfast Club
- 3. Regents Canal
- 4. Manteca

- 5. Ristorante Gloria
- 6. Whitecross Market
- 7. Shoreditch Grind

EAST LONDON'S INNOVATION HUB.

Centrally located a short walk from Old Street Station, Wenlock Works sits amid East London's thriving tech hub on Silicon Roundabout. As well as being only a few minutes walk from Regent's Canal, it's proximity to Shoreditch and Islington connects it with two of the city's most vibrant neighborhoods.

YOUR NEW NEIGHBOURS

 Adobe

M-XCLOUD

MORNINGSTAR

VICE

wise

checkout.com

i-D

stripe

WALKING TIMES

CYCLE TIMES

Old Street  8 mins

Islington _____ 6 mins

Angel  18 mins

Shoreditch _____ 7 mins

Essex Road  20 mins

Farringdon _____ 8 mins

Hoxton  23 mins

London Bridge _____ 14 mins

Unit 1: Self Contained & Fully Fitted

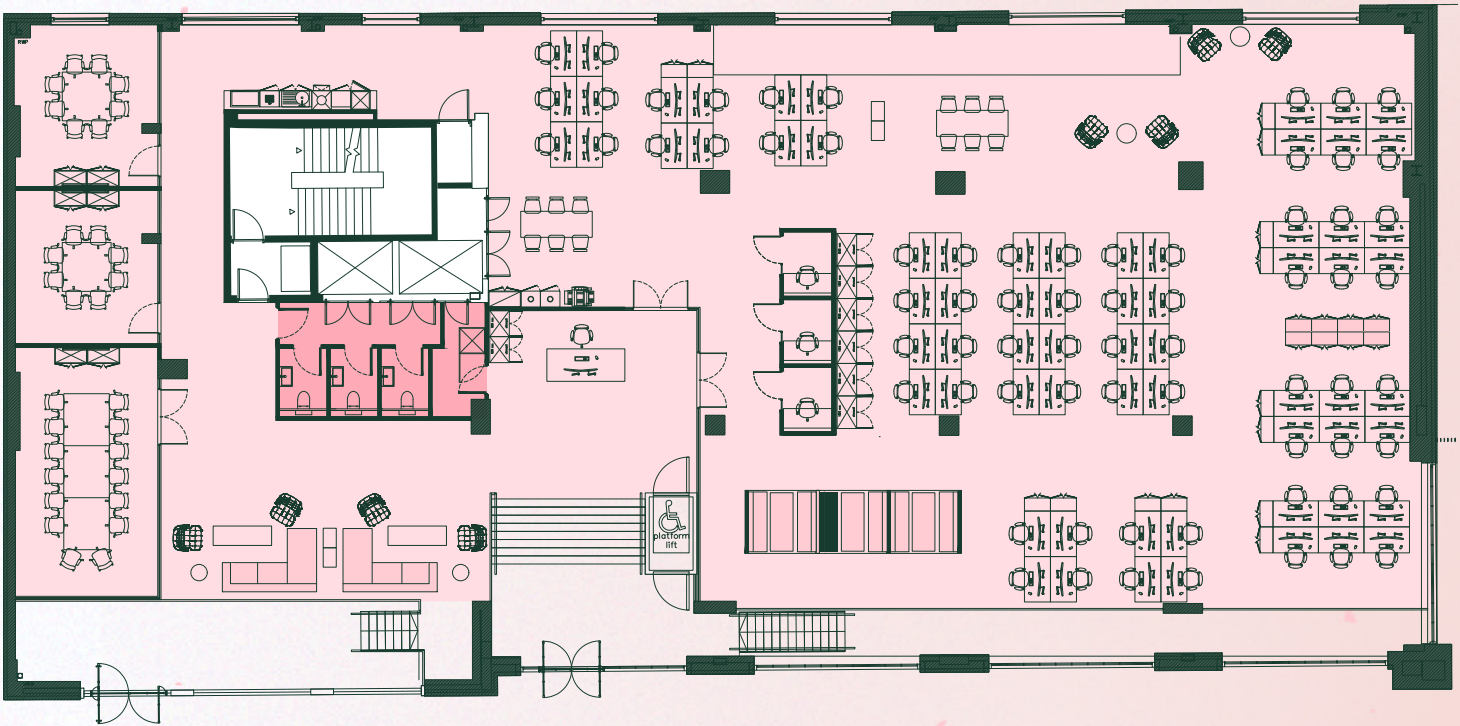
11,774 SQ FT “PLUG AND PLAY”



1. Breakout Space

2. Arrival Lounge

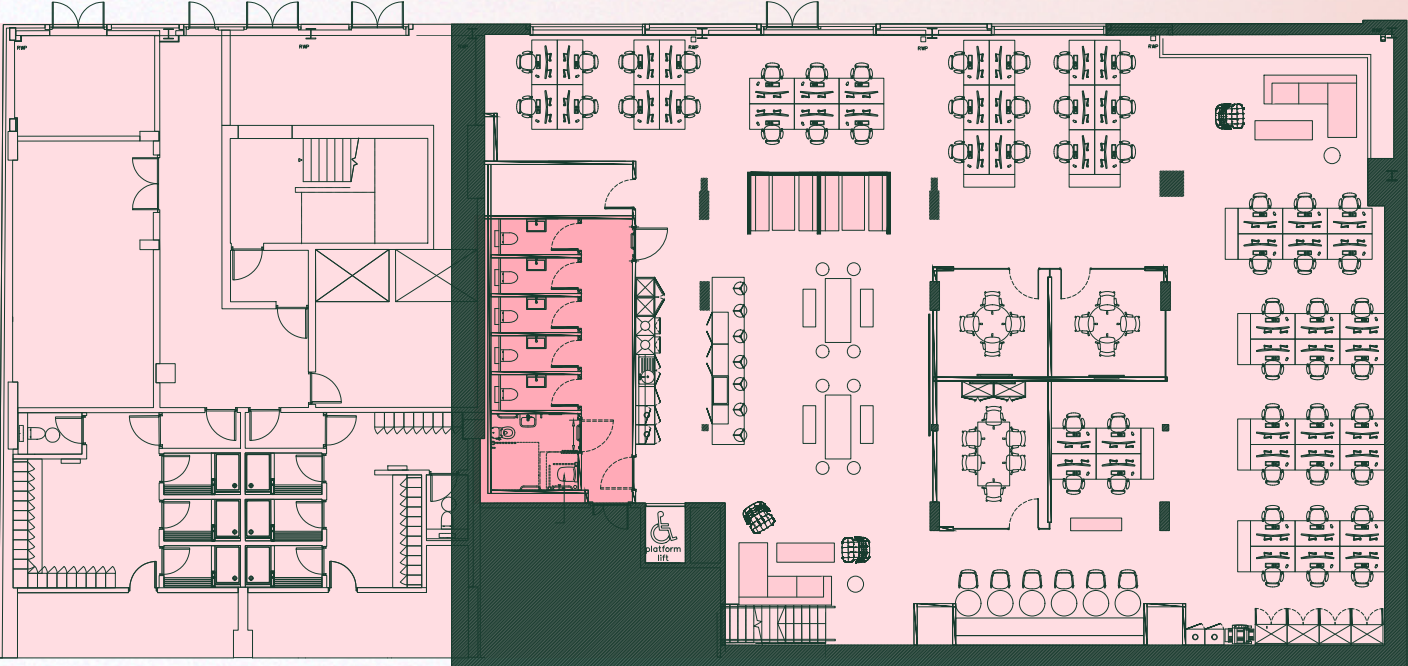
UNIT 1: GROUND



Current Layout

- 1 Reception
- 70 Desks
- 3 Meeting Rooms
- 1 Teapoint
- 1 Breakout Area
- 12 Hot Desks
- 3 Open Booths
- 3 Call Rooms
- 3 WCs
- 1 Comms Room

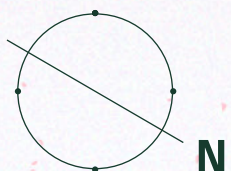
UNIT 1: LOWER GROUND



Current Layout

- 54 Desks
- 3 Meeting Rooms
- 1 Teapoint
- 3 Breakout Areas
- 2 Open Booths
- 1 Shower
- 6 WCs
- Access to Rear Courtyard

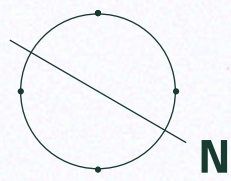
UNIT	FLOOR	SQ FT	SQ M	SPECIFICATION
1	Ground	7,043	654	Fully Fitted
	LG	4,731	439	Fully Fitted
	Total	11,774	1,093	Fully Fitted



UNIT 1 - FULLY FITTED "PLUG AND PLAY"



- 1. Boardroom
- 2. Open Booths
- 3. Desk Space
- 4. Interconnecting Stair
- 5. Teapoint
- 6. Lower Ground Workspace
- 7. Call Rooms
- 8. Large Kitchen / Breakout area



UNIT 2: GROUND



UNIT 2: LOWER GROUND



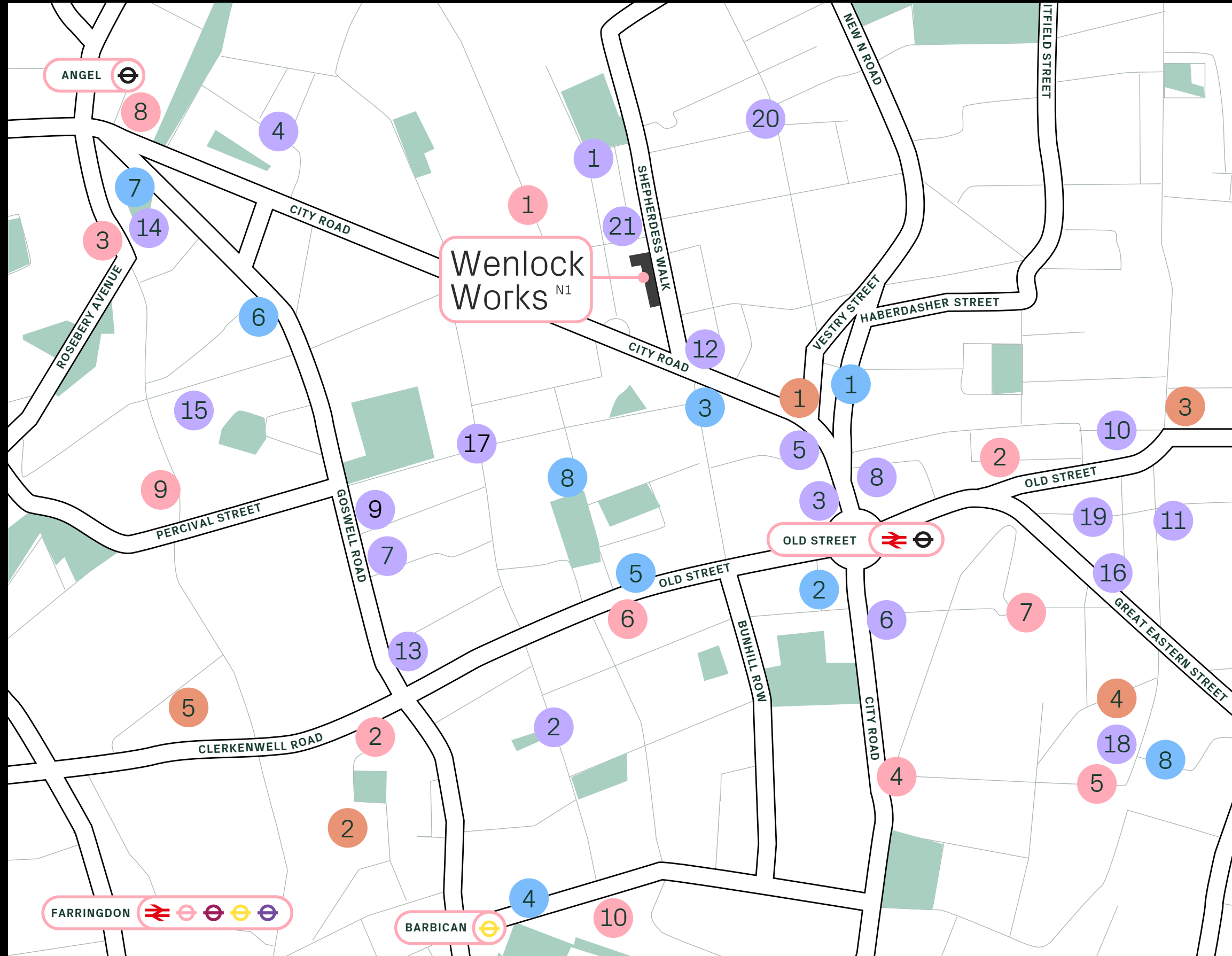
Unit 2: Self Contained Cat A unit

UNIT	FLOOR	SQ FT	SQ M	SPECIFICATION
2	Ground	7,442	691	Cat A
	LG	3,310	308	Cat A
	Total	10,752	999	Cat A

SUITABLE FOR A VARIETY OF USES

1. Ground Floor
2. Lower Ground Floor
3. Ground Floor





● THINGS TO DO

1. Victoria Miro Gallery
2. The Charterhouse
3. Sadlers Wells
4. Flight Club
5. Junkyard Golf Club
6. Sway Gallery London
7. The Old Street Gallery
8. Candid Arts Trust
9. Islington Museum
10. Barbican Centre

● EAT & DRINK

1. The Wenlock Arms
2. Whitecross Market
3. Grind
4. The Tamil Crown
5. Honest Burger
6. Lantana Cafe
7. Goswell Road Coffee
8. Nightjar
9. The Old Ivy House
10. The Breakfast Club
11. The Blues Kitchen
12. The Eagle
13. Breddos Tacos

14. The Gate Islington
15. The Great Chase
16. Gloria
17. The Corner Bar
18. Queen of Hoxton
19. Blacklock Shoreditch
20. Cafe Mandalay
21. William IV

● HOTELS

1. Montcalm East
2. Malmaison London
3. Old Street Courthouse
4. The Curtain
5. The Zetter Clerkenwell

● WELLNESS

1. Yoga Union
2. F45 Old Street
3. MoreYoga
4. Nuffield Health Barbican
5. Gymbox Old Street
6. The Gym Angel
7. Virgin Active
8. Ironmonger Row Baths
9. BLOK Shoreditch

FURTHER INFORMATION

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Connected. Established. Eclectic.

A BOUNDARY-PUSHING LOCATION

Wenlock Works is less than a 10 minute walk from Old Street Station and consequently within easy access to the City, the West End and beyond. At the intersection of city and culture, Old Street and Shoreditch offer a thriving mix of coffee shops, pubs, bars, must-visit restaurants and cutting-edge galleries right on your doorstep.

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