

Commercial Office Space
4,180 sq. ft. / 388.33 sq. m.

Workshop and office available in Old Street district - **£135,000 p.a.x / £32.30 psf**

TO LET

7 Wenlock Road, London, N1 7SL



LOCATION

Wenlock Road is situated close to Old Street Roundabout, an increasingly popular and vibrant district coined 'Tech City' which is surrounded by a variety of cafés, bars, restaurants and hotels. Angel is also nearby and can be accessed on foot along the Regents Canal towpath.

TRANSPORT

Old Street (Northern Line)
Angel (Northern Line)
Barbican (Metropolitan, Hammersmith & City and Circle Line)
Kings Cross (Mainline and Underground) / Kings Cross St Pancras (Eurostar)
Buses 43, 205, 214, 394



*Lower ground floor workshop

DESCRIPTION

The ground and lower ground at 7 Wenlock Road offers a unique opportunity to occupy a lower ground floor workshop with a bright, open plan office above.

The ground floor office has been recently refurbished and is ready for immediate occupation.

AMENITIES

- Parking
- Outside congestion charge
- Self-contained
- Good natural daylight
- Lower ground workshop
- Electric heating
- Perimeter trunking
- Passenger lift
- Modern light fittings
- Kitchen and break out area
- Demised W/Cs

APPROXIMATE NET INTERNAL AREAS

Ground	1,580 sq. ft.	146.78 sq. m.
L. Ground	2,600 sq. ft.	241.54 sq. m.
Total	4,180 sq. ft.	388.33 sq. m.

LEASE

A new lease is available for a term by arrangement

RENT

£135,000 per annum / £32.30 per sq. ft.

RATES

£12,102.70 per annum

SERVICE CHARGE

£25,080 per annum / £6 per sq. ft.

TOTAL OCCUPATIONAL COSTS

These costs are inclusive of rent, rates and service charge.

£172,182.70 per annum

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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