

17- 21 WENLOCK ROAD, NI

4,788 SQ FT
FULLY FITTED MEDIA STYLE OFFICE SPACE TO
RENT/SALE
OLD STREET NI



DESCRIPTION

This striking mixed-use building constructed in 2015, with luxury loft apartments on the upper floors and commercial offices on the lower floors. This LG office has been fully fitted with power and data cabling, 4 meeting rooms / private offices and a fully fitted kitchenette. This fit out has been carried out to minimise cost and provide immediate occupation. Access is via an impressive reception area with concierge, and there is a very attractive & private canal side garden

AMENITIES



CONCIERGE



SELF-CONTAINED



OPEN PLAN



COURTYARD



PRIME LOCATION



E CLASS USE



AIR CONDITIONING



SHOWERS



FULLY FITTED

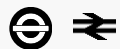
FULLY FITTED MEDIA STYLE OFFICE OVERLOOKING WENLOCK BASIN





TRANSPORT

Old Street– 10 Mins Walk



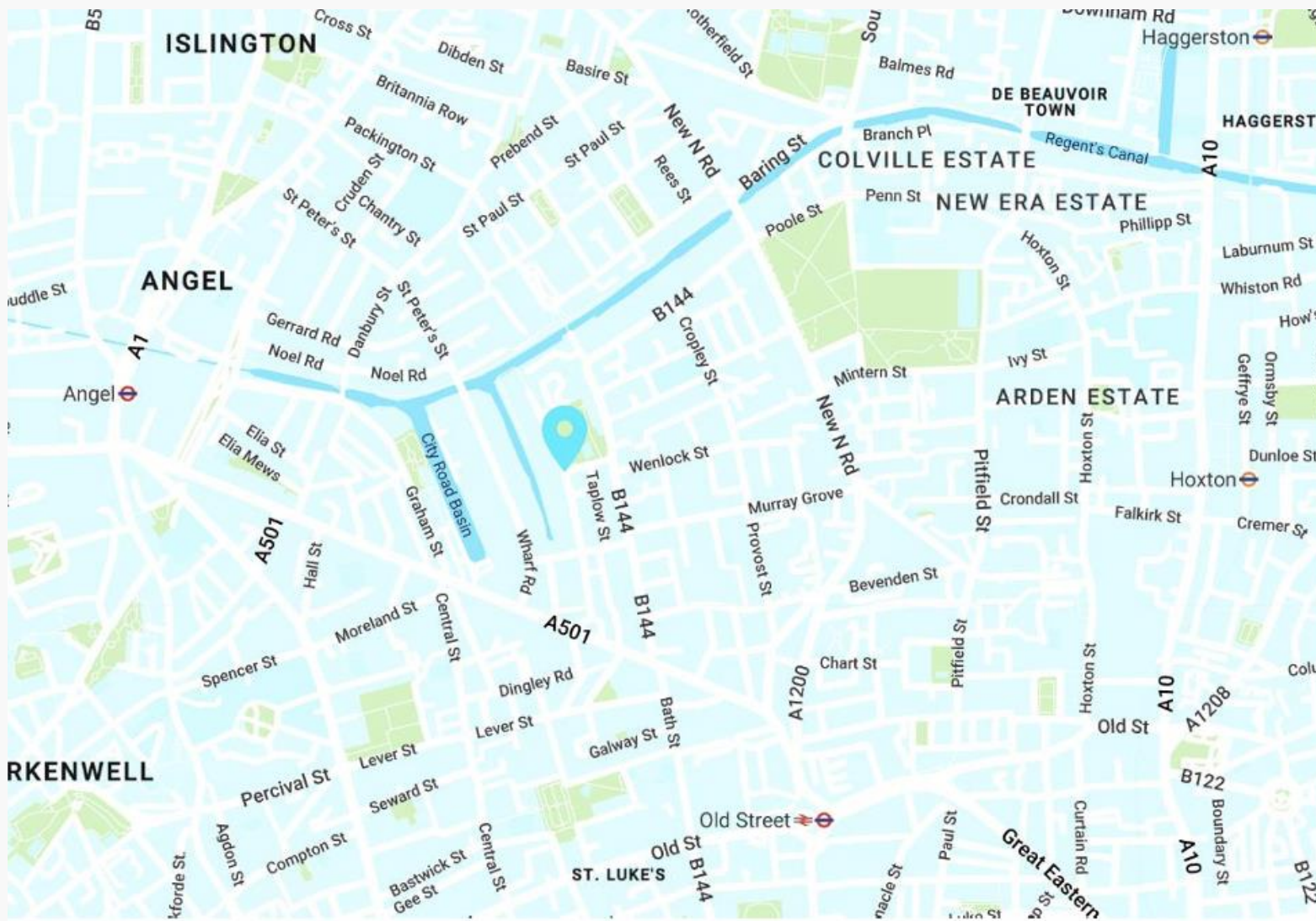
Angel – 13 Mins Walk



AREA

Located Moments from Wenlock Basin on Wenlock Road, the property is situated within short walking distance from Old Street roundabout, Hoxton Square and Agnel Islington. The area is surrounded by a host of tech and creative office Occupiers.

LOCATION





AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PA)	TOTAL (PCM)
Unit C	4,788	Available	£32.50	£15.00	£4.00	£20,548.50

UNIT	SIZE (SQ FT)	STATUS	GROUND RENT	TERM	PRICE (PSF)	TOTAL
Unit C	4,788	Available	NIL	999-year leasehold from 2017	£407	£1,950,000

LEASE

Available by way of a sublease/assignment expiring November 2027. Also, available by way of new lease contracted outside of the Landlord & Tenant Act.

TIMING

Available Immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

The premises can be offered on a managed basis via www.baseoffices.london

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWINGS VIA JOINT SOLE AGENTS

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