

17-21 WENLOCK
ROAD, N1

4,788 SQ FT
FULLY FITTED MEDIA STYLE OFFICE SPACE TO
RENT/SALE
OLD STREET N1



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

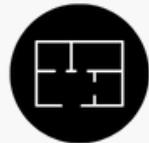
AMENITIES



CONCIERGE



SELF-CONTAINED



OPEN PLAN



COURTYARD



PRIME
LOCATION



E CLASS USE



AIR
CONDITIONING



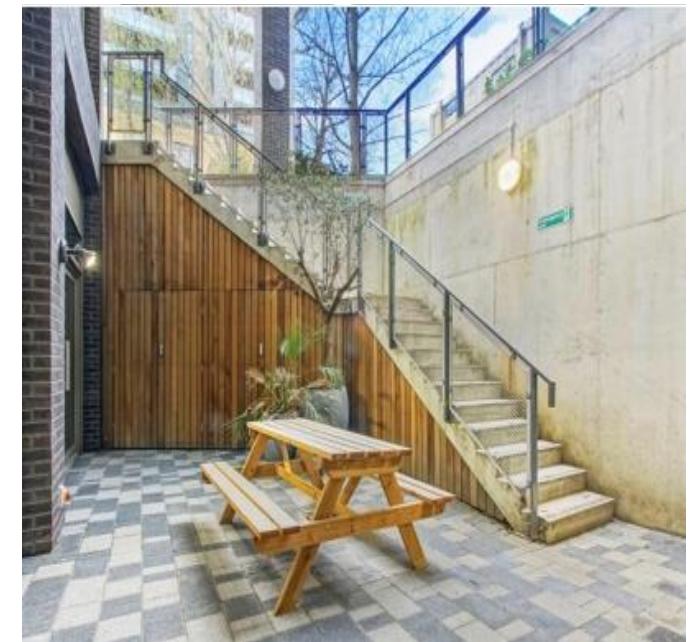
SHOWERS



FULLY FITTED

FULLY FITTED MEDIA STYLE OFFICE OVERLOOKING WENLOCK BASIN





TRANSPORT

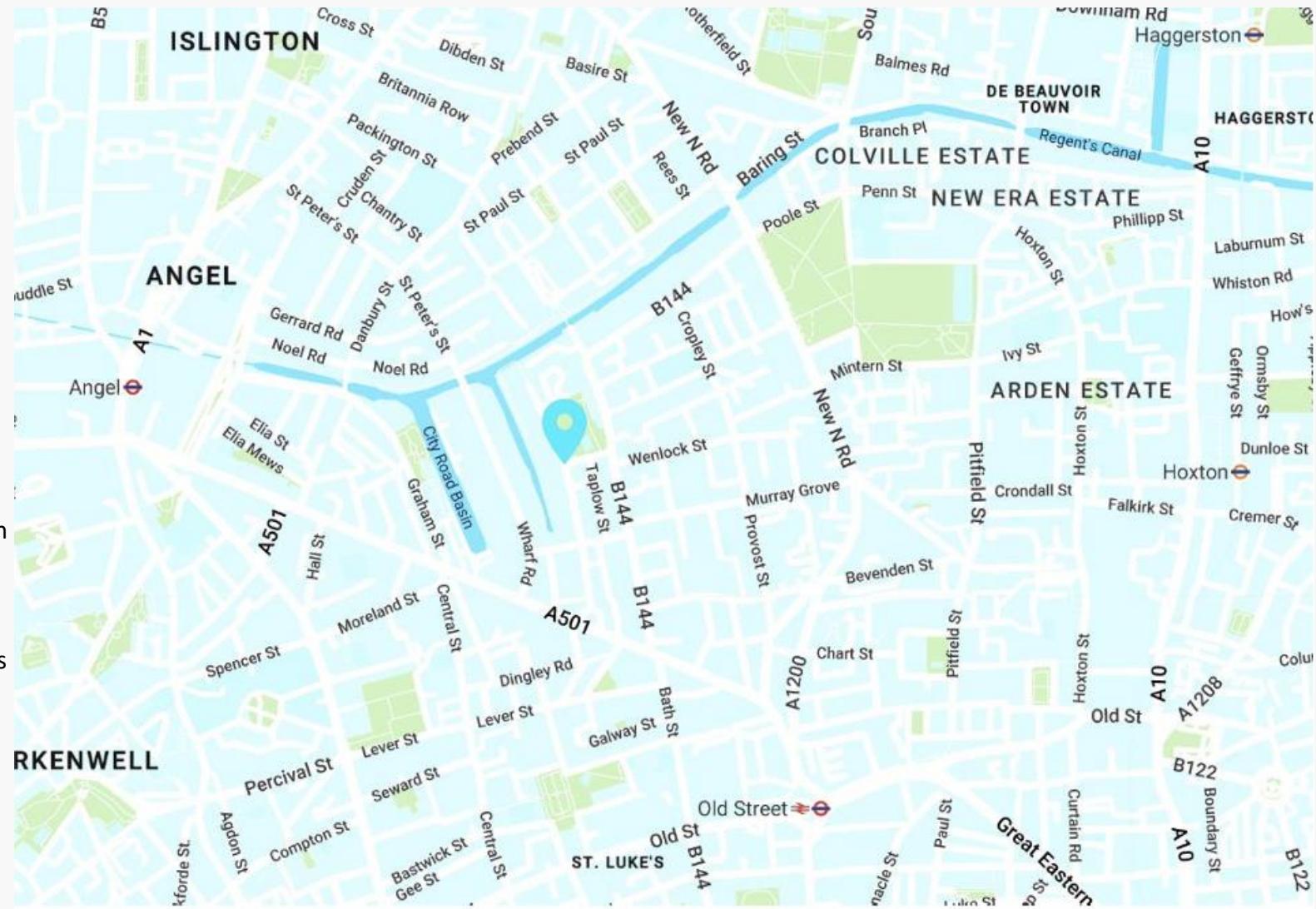
Old Street – 10 Mins Walk



Angel – 13 Mins Walk



LOCATION



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.



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

VIEWINGS VIA JOINT SOLE AGENTS

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