

**FIELD & SONS**

COMMERCIAL



3 Wenlock Street,  
Hoxton, N1 7NT



## 3 WENLOCK STREET

Modern Media Style Commercial

4,681 sq ft | 434.86 sq m

Ground & Lower Ground floor office / E class unit  
For Sale or To Let

# 3 Wenlock Street

## Commercial space

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### Location

Office available in Wenlock Street, just off the junction with Shepherdess Walk that leads to City Road to the south and Regents Canal to the north.

Both Old Street (mainline and Underground) and Angel (Underground) stations are within short walking distance. Hoxton is a lively area with many social and eating options located nearby. Shoreditch is also within walking distance offering many amenities.

### Description

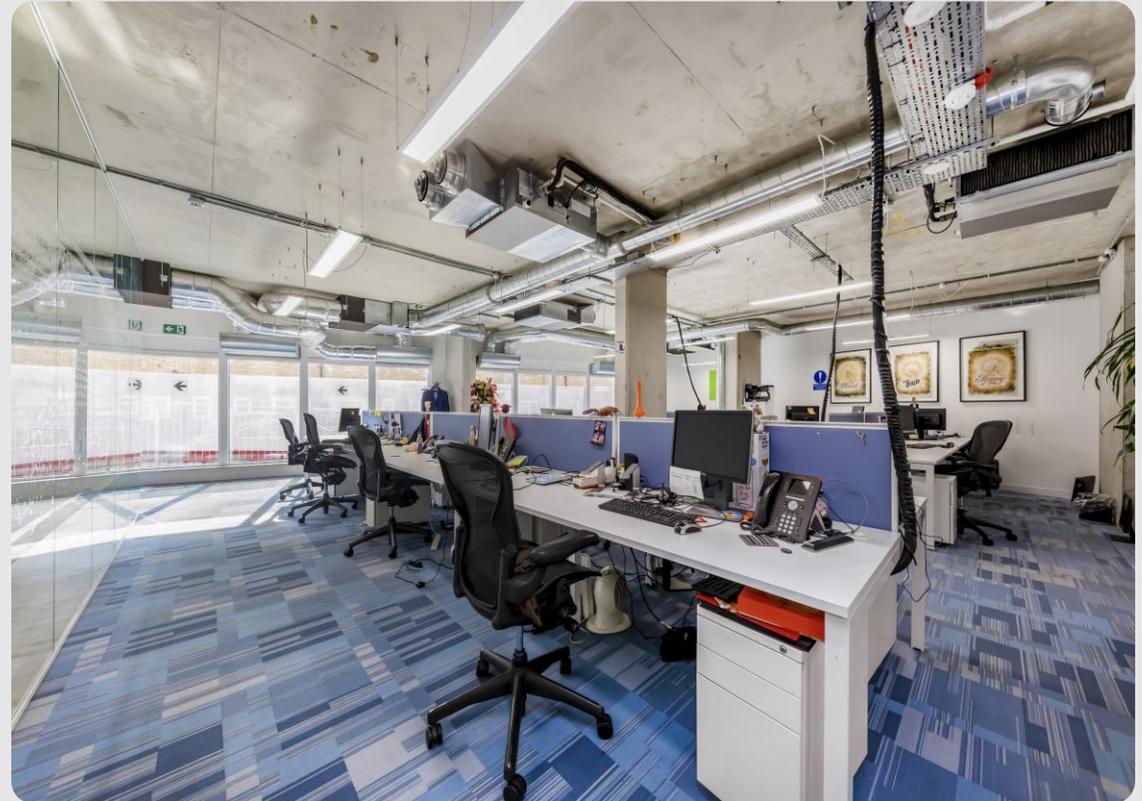
The premises are an attractive modern mixed-use building with the self-contained office on the ground and lower ground floor and residential flats above.

The accommodation is arranged as two predominantly open plan office floors with reception, meeting rooms, kitchen (on each floor) and W.C.s/Shower (on each floor).

### Accommodation

The approximate net internal floor area is 4,681 sq ft (434.86 sq m). Breakdown between the floors is :

Ground Floor (NIA) 2,348 sq ft 218.11 sq m  
Basement (NIA) 2,333 sq ft 216.68 sq m



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### Amenities

- Integrated heating/cooling system
- Exposed contemporary concrete ceiling with suspended lighting and cable trays
- CAT 5E data cabling
- Suspended LED panel and spot lighting
- Fully carpeted
- Security shutters
- Security Alarm
- Entry-phone/panel entry-controlled access
- Excellent natural daylight via south facing floor to ceiling windows at ground floor level
- Fully DDA accessible (WC and platform lift)
- Timber tread staircase
- 2 Kitchen's (1 on each floor)
- Male and Female W.C.s
- Shower

### Business rates

Rates payable 2026/27 approx. £68,110 (Ratable Value being £139,000).

### Service charge

To be advised.

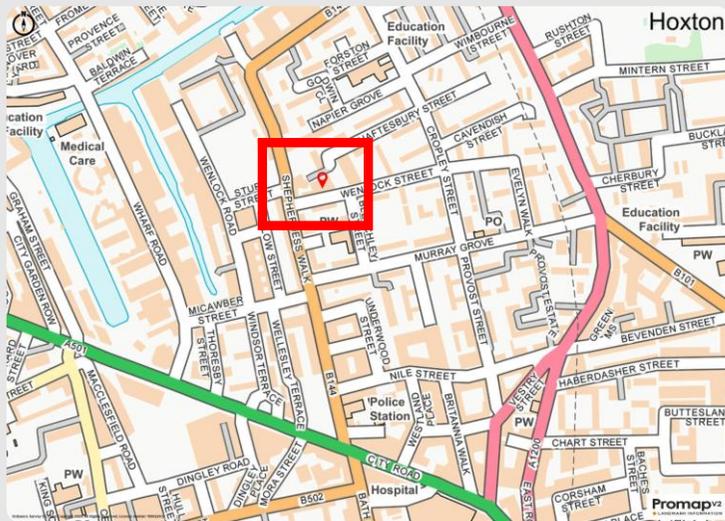
### Energy performance

EPC Asset Rating = To be assessed.



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### Proposal

The property is offered for sale with full vacant possession by way of the existing 125 year leasehold from 31<sup>st</sup> July 2015.

**Offers are sought in the region of £1,900,000.**

OR

To let by way of a new commercial lease.

**Rent £160,000 per annum, exclusive of all outgoings.**

VAT is applicable to sale price and rent.

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