

Commercial Office Space

1,580 sq. ft. / 146.78 sq. m.

Bright, ground floor office north of Old Street

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



DESCRIPTION

This self-contained ground floor office provides open plan accommodation with a separate kitchen and break out area and two demised W/Cs.

The space has recently been refurbished and includes new lighting and timber flooring.

The space is ready for immediate occupation.

AMENITIES

- Self-contained
- Good natural daylight
- Electric heating
- Perimeter trunking
- Modern light fittings
- Kitchen and break out area
- Demised W/Cs

APPROXIMATE NET INTERNAL AREAS

Ground Floor 1,580 sq. ft. 146.78 sq. m.

LEASE

A new lease is available for a term by arrangement.

RENT

£37.97 per sq. ft. / £60,000 per annum exclusive

SERVICE CHARGE

We understand the current service charge is based on approximately £6.00 per sq. ft. or £9,480 per annum

RATES

We understand the rates payable for 2019/2020 are approximately £9.33 per sq ft equating to £14,742 per annum.

Interested parties must verify these figures with the London Borough of Hackney.

LEGAL COSTS

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

PLEASE CONTACT

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