Commercial Office Space
4,788 sq. ft. / 445 sq. m.
Fitted office overlooking Wenlock Basin | £407 per sq. ft.

FOR SALE

17-21 Wenlock Road, Islington, London, N1 7GT

LOCATION

The building is situated within the tech district of Shoreditch, close to Old Street Roundabout and overlooking Wenlock Basin. Approached from City Road, the building is well connected to both Old Street and Islington.

TRANSPORT

Old Street (Northern Line and National Rail)
Angel (Northern Line)
Kings Cross (National Rail and Underground) / Kings Cross St Pancras (Eurostar)
Buses 43, 205, 214, 394

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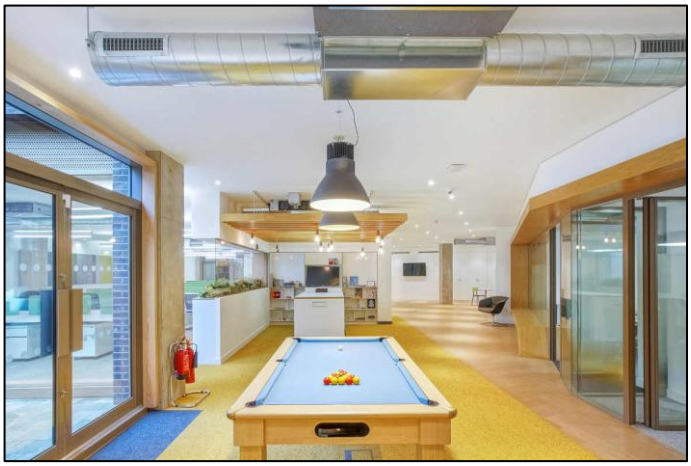

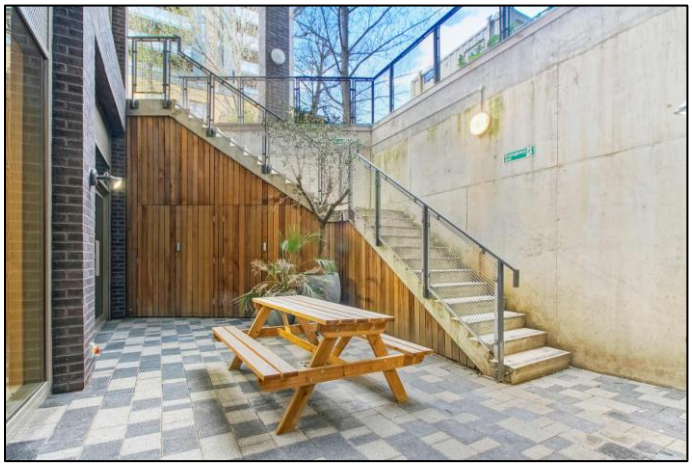

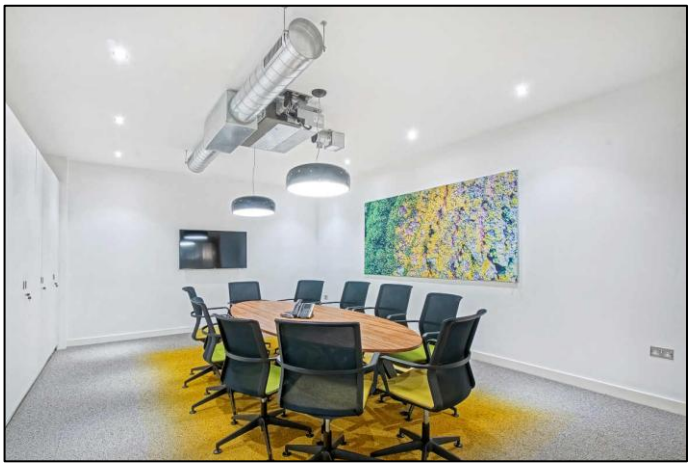

DESCRIPTION

This is a striking mixed-use building constructed in 2015, with luxury loft apartments on the upper floors and commercial offices on the lower floors.

The accommodation is on the lower ground floor and 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 for an incoming tenant.

Access is via an impressive reception area with concierge, and there is a very attractive and private canal side garden area which provides superb outside space.

AMENITIES

- Large open plan workspace area
- 4 meeting rooms / private offices
- Exposed comfort cooling system
- Fully accessible raised floors
- Fully cabled
- Server room
- Modern and stylish strip lighting
- Exposed concrete columns
- High ceilings
- Excellent natural daylight
- Fitted kitchen
- Demised WCs and shower facilities
- Secure Bike Storage

APPROXIMATE FLOOR AREAS

Garden Floor (Unit C)	4,788 sq. ft.	445 sq. m.

VIRTUAL FREEHOLD

The long leasehold interest offered for sale is for a term of 999 years from 4th September 2013, approximately 987 years remaining.

PRICE

£1,950,000 plus VAT

SERVICE CHARGE

We are advised that the current service charge equates to approximately £4 per sq. ft.

BUSINESS RATES

The business rates payable for the current year 2025/26 are £14.88 per sq. ft.

Interested parties should contact the London Borough of Islington.

LEGAL COSTS

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

PLEASE CONTACT

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