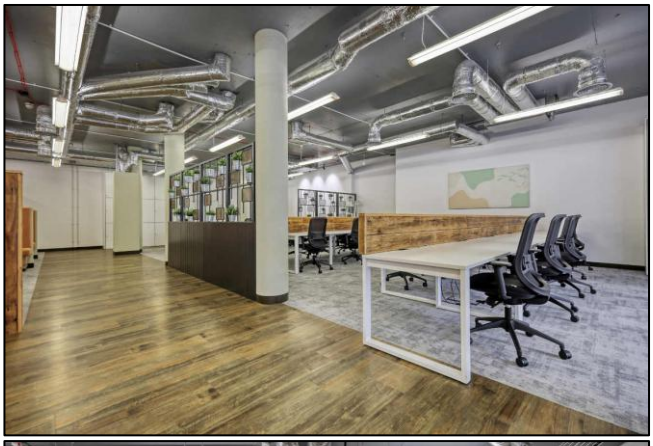
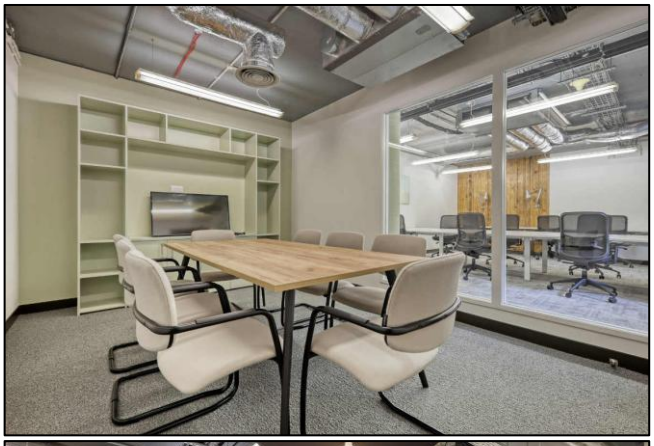
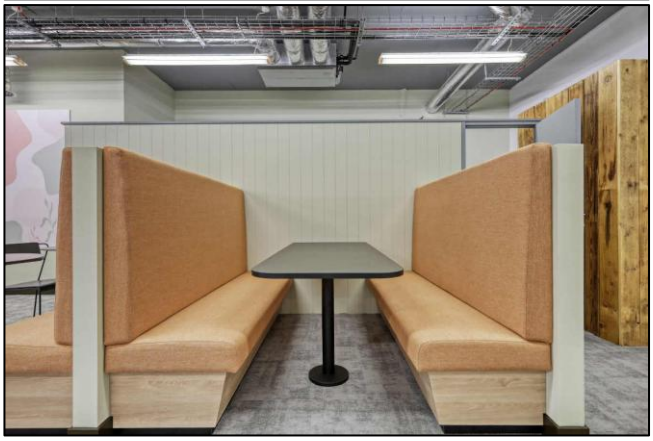
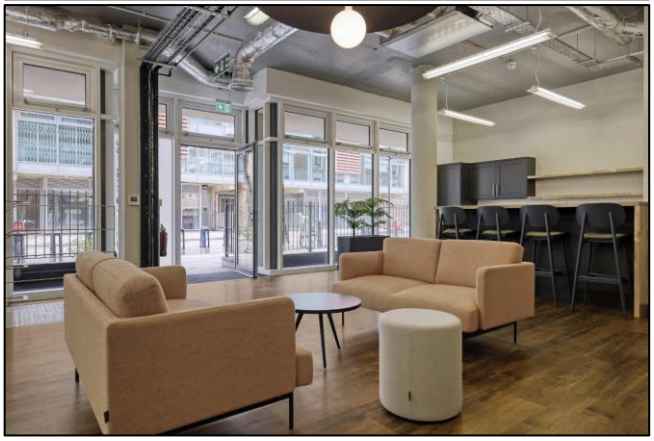
Commercial Office Space
4,121 sq. ft. / 383 sq. m.
Fully fitted and furnished office ready for immediate occupation | £364 per sq. ft.

FOR SALE

22 Wenlock Road, Islington, London, N1 7TA

LOCATION

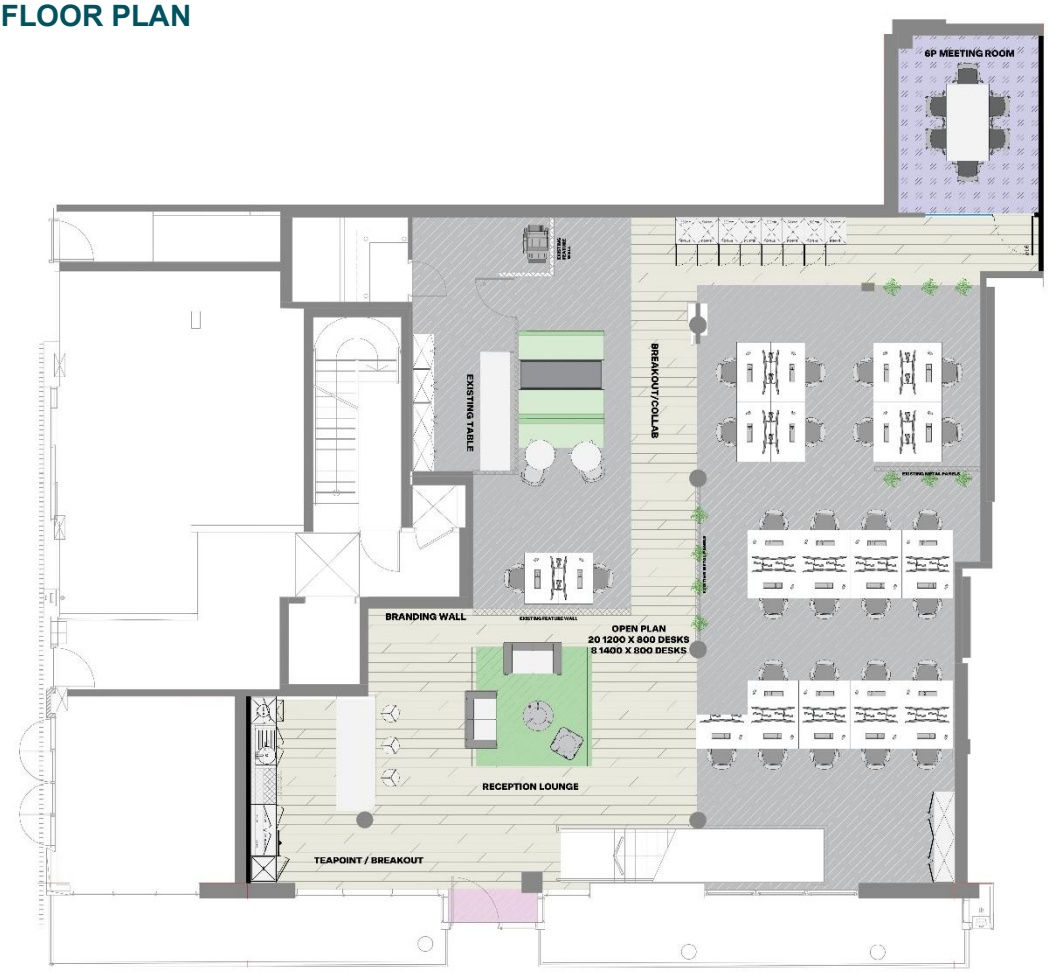
The building is just 6 minutes' walk from Old Street roundabout where Underground, National Rail and bus services connect to much of London, making this an easy place to get to and from with Clerkenwell, The City, West End, Islington and Kings Cross all. Wenlock Road maintains a special place in the renaissance of Shoreditch and the City Fringe as one of the original streets that saw warehouse workspaces first take hold and that put Hoxton on the map as a place to live, work and play.

TRANSPORT

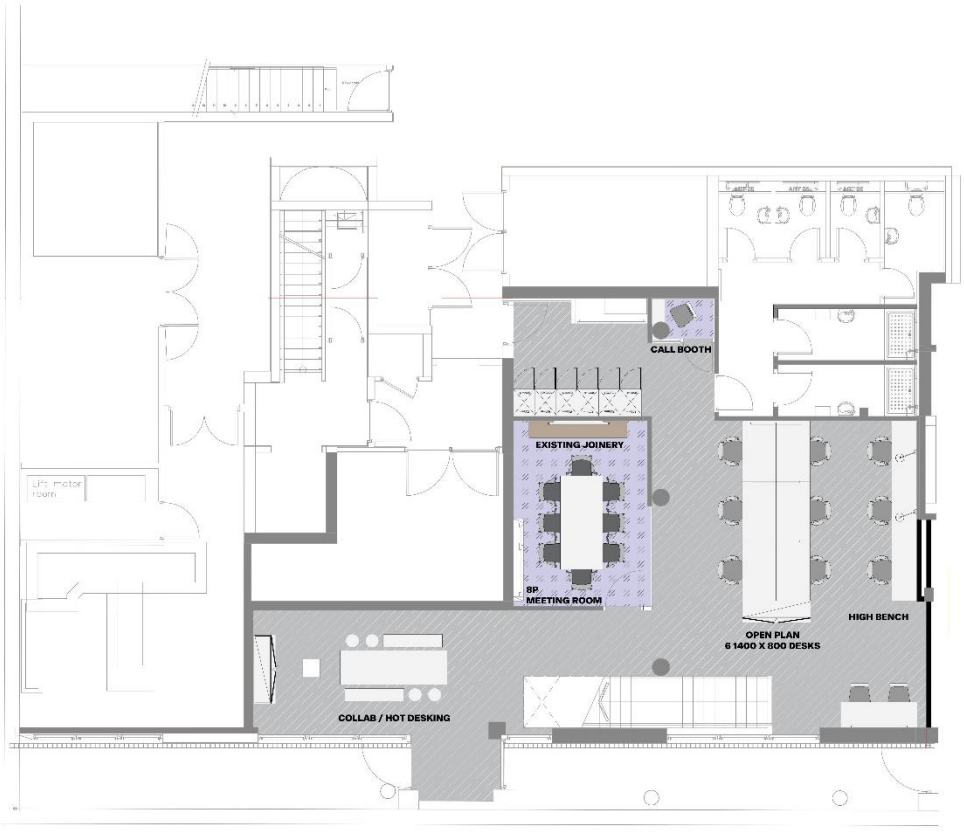
Old Street (Northern line and National Rail)
Angel (Northern line)
Kings Cross St Pancras (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria lines, National Rail and Eurostar)

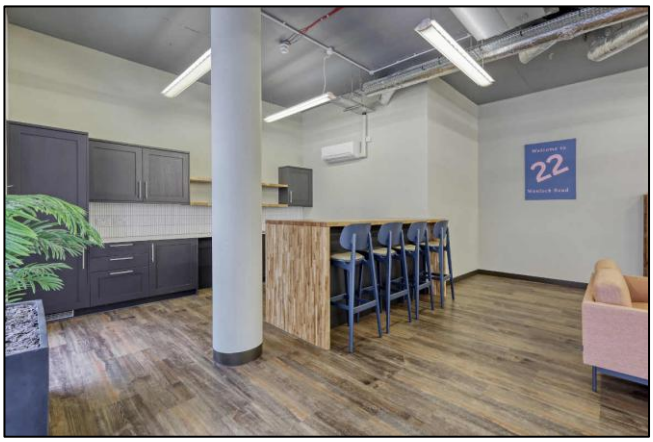
Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.

GOUND FLOOR PLAN



LOWER GOUND FLOOR PLAN







DESCRIPTION

The property comprises a fully self-contained unit which has been newly fitted to offer a media-style finish over Ground and Lower Ground floors.

Modern, creative materials have been used throughout the unit to offer high specification finishes for a new generation of Old Street creatives or tech tenants to come in and make it their new home.

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

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	2,561	237.92
L. Ground	1,560	144.93
Total	**4,121**	**383**

LONG LEASEHOLD

The long leasehold interest offered for sale is for a term of 140 years.

PRICE

Price	Per sq. ft.
£1,500,000	£364

SERVICE CHARGE

Per Annum	Per sq. ft.
£7,417.80	£1.80

BUSINESS RATES

Per Annum	Per sq. ft.
£69,930	£16.96

Interested parties must verify these figures from the London Borough of Islington.

VAT

The property is elected for VAT.

PLEASE CONTACT

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