

## Unit 5, 7 Wenlock Road London, N1 7SL

**Ground and lower  
ground open plan office  
for sale**

**2,672 sq ft  
(248.24 sq m)**

- Self contained ground and lower ground unit
- Fantastic natural light
- Modern office aesthetic
- Air conditioning
- Two modern fitted kitchens
- Internal passenger lift

# Unit 5, 7 Wenlock Road, London, N1 7SL

## Description

The property is arranged over ground and lower ground floors of a mixed use development built circa 2007. Benefiting from air conditioning and a modern design aesthetic allowing an abundance of natural light into the lower level. The space also benefits from two modern fitted kitchens and built in meeting rooms. A variety of occupiers would be suitable for the property

## Location

Wenlock Road sits in a prime position , easily within walking distance of both Angel and Old Street Stations and a short cycle to Highbury & Islington, Liverpool Street and Kings Cross St Pancras stations making it the ideal location for connectivity into the city.

Alongside the fantastic range of travel options Wenlock Road is well placed to try out the numerous gyms, bars, cafes and restaurants the surrounding area has to offer.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	1,817	168.80	Available
Lower Ground	854	79.34	Available
<b>Total</b>	<b>2,671</b>	<b>248.14</b>	

## Specification

Self contained ground and lower ground unit  
Fantastic natural light  
Modern office aesthetic  
Air conditioning  
Two modern fitted kitchens  
Internal passenger lift

## Viewings

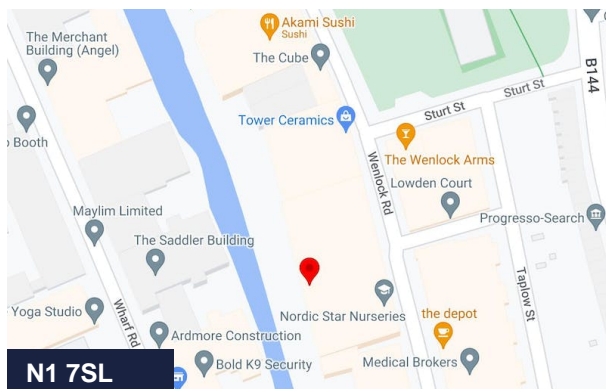
By Appointment with agents Stirling Ackroyd

## Terms

Virtual freehold (982 years remaining)

## Video tour

<https://player.vimeo.com/video/753261933>



## Summary

Available Size	2,672 sq ft
Price	£1,700,000
Rates Payable	£28,560 per annum
EPC Rating	B (48)

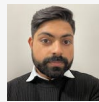
## Viewing & Further Information



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