Dominion

For Sale

18 Wenlock Road

London, N1 7TA

Income producing design-led flexible workspace with only a short walk from Old Street and Angel

3,541 sq ft

(328.97 sq m)

- Self contained duplex workspace and content creation studio
- £130,000 current income to August 2027
- Impressive ceiling heights
- Fully exposed ducted HVAC system
- External terrace
- Cycle storage and end of trip facilities

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Summary

Available Size	3,541 sq ft
Price	Offers in excess of £1,725,000
Rates Payable	£50,880 per annum Based on 2026 Valuation
Rateable Value	£106,000
Service Charge	£7,158.16 per annum (+VAT) and inclusive of contribution to buildings insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

Description

18 Wenlock Road is an impressive, self contained workspace space forming part of a substantial modern mixed use development. The property offers mainly open plan office space arranged over two floors with further fitted meeting rooms and two enclosed terraces. The space features a large central staircase/atrium between the ground and lower ground floors with generous floor to ceiling heights, a coffee station & reception area, full HVAC system and contemporary warehouse style finishes. Other uses for the space may be possible subject to necessary consents.

Location

The building sits on Wenlock Road in a thriving creative district located a short walk north of Old Street Station (Northern line & National Rail) on the northern edge of Shoreditch. The location is within easy reach of Moorgate/Liverpool Street and Angel stations providing further connectivity into the City, West End and beyond. The location is supported by a huge variety of retail, coffee, restaurant, bar, hotel, fitness and other leisure facilities.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	2,013	187.01	Let
Lower Ground	1,528	141.96	Let
Total	**3,541**	**328.97**	

Terms

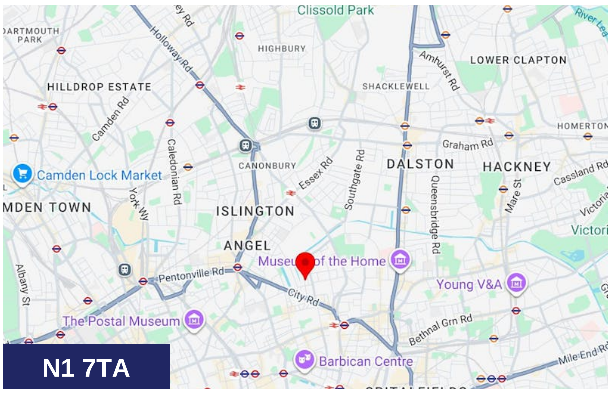
Offers in excess of £1,725,000 + VAT for the existing long leasehold interest with approximately 138 years remaining subject to ground rent of £300 per annum rising and with the benefit of an existing Tenant - see below.

Tenancy details

Currently occupied on an effective FRI underlease for a term of 3 years to 20th August 2027, contracted 'outside The Act' at a passing rent of £130,000 per annum exclusive (+VAT) paid monthly in advance. A security deposit is held. The Tenant is Sorted Ventures Ltd T/A https://www.sortedfood.com/. For the avoidance of any doubt the tenant is responsible to pay the business rates and service charge.

Business Rates

We are informed by the Valuation Office Agency website that the Rateable Value of the premises is £106,000 with Rates Payable for the period 1st April 2026 to 31st



Viewing & Further Information

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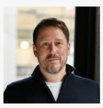

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March 2027 estimated at £50,880. Interested parties are advised to seek their own confirmation from the London Borough of Hackney.

Service Charge

The service charge including contribution to buildings insurance is currently running at £7,158 per annum (+VAT).