



## 7 Wenlock Road Unit 4

Hoxton, London, N1 7SL

**Bright and secure modern  
self-contained office studio  
for sale between Old Street  
and Angel Stations**

**885 sq ft**  
(82.22 sq m)

- Great natural light
- Air conditioning
- Private kitchenette

# 7 Wenlock Road Unit 4, Hoxton, London, N1 7SL

## Summary

Available Size	885 sq ft
Price	Offers from £499,750 (+VAT).
Rates Payable	£14,471 per annum
Rateable Value	£29,000
Service Charge	£2,300 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (34)

## Description

This bright open plan studio/office occupies a self-contained part of the third floor of this modern style commercial building. Access to the floor is via a shared entrance and passenger lift/staircase. The studio/office unit also benefits from having excellent natural daylight which is provided by floor to ceiling double glazed windows which front the building and additional small windows to the rear breakout area with newly installed kitchen units. The available space is mostly open plan apart from a secure safe store. It also benefits from an on-site Estate Commissionaire and an attractive shared garden fronting the canal.

## Location

This modern building is located within a terrace of similar buildings on the West side of Wenlock Road, and just north of its junctions with Micawber Street and City Road. The premises can be easily reached from Old Street, Angel and Moorgate Stations. The area is well-served by numerous bus routes. This vibrant area has attracted a great number of tech and creative businesses and is very well-served by many shops, eateries, bars, hotels and amenities.

## Terms

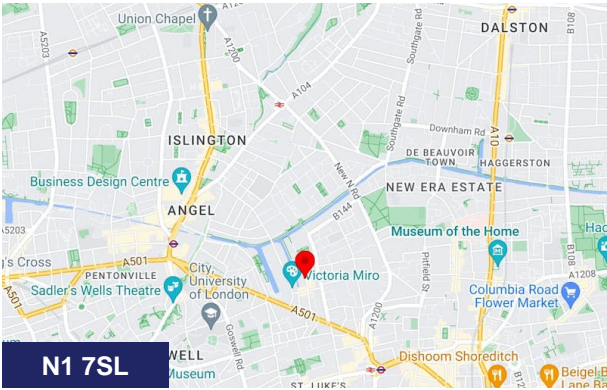
Sale of long leasehold interest.

## Business rates

The unit is currently split into two assessments the Valuation Office Agency website lists the current combined Rateable Value at £29,000 with Rates Payable 1st April 2024 to 31st March 2025 estimated at £14,471. Interested parties are advised to make their own enquiries to London Borough of Hackney.

## Service charge

Currently running at £2,300 per annum.



## Viewing & Further Information



**Michael Newell**  
02077499476 | 07798764076  
michael@dominion.london



**Sandy Newell**  
02077499472 | 07966455636  
sandy@dominion.london

