

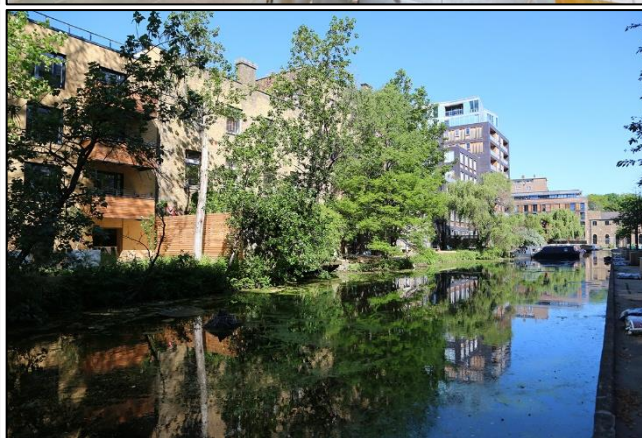
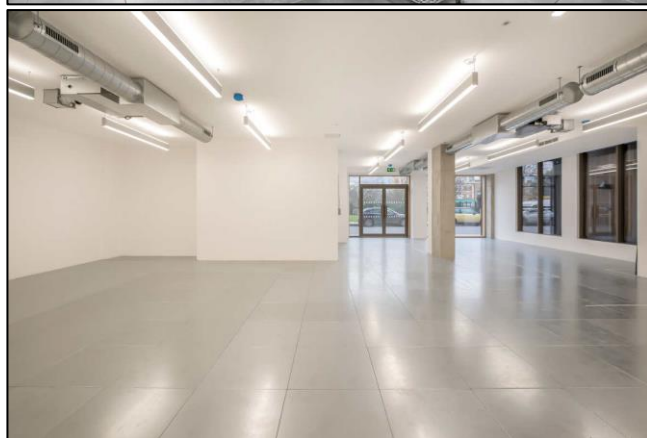
Commercial Office Space

1,587 sq. ft. / 147.4 sq. m.

**Stunning ground floor offices located on Wenlock Basin**

# FOR SALE

**17-21 Wenlock Road, 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



## 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.

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.

The offices will be available for occupation in October 2020.

## AMENITIES

- Large open plan workspace area
- Private meeting room
- Exposed comfort cooling system
- Fully accessible raised floors
- Modern and stylish strip lighting
- Exposed concrete columns
- High ceilings
- Excellent natural daylight
- Fitted kitchen
- Demised WCs and shower facilities
- Secure bicycle storage

## APPROXIMATE FLOOR AREAS

Ground Floor Office    1,587 sq. ft.    147.4 sq. m.

## VIRTUAL FREEHOLD

The long leasehold interest offered for sale is for a term of 999 years from 4<sup>th</sup> September 2013, approximately 993 years remaining.

## PRICE

Ground Floor Office    £1,250,000 plus VAT

## LEGAL COSTS

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

## PLEASE CONTACT

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