



FOR SALE

7 Wenlock Road, N1

7 Wenlock Road, London N1 7SL



Office for sale, 1,058 sq ft, £795,000

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/40531-7-wenlock-road-n1-7-wenlock-road>

George Brereton
georgeb@stirlingackroyd.com

Samantha-Jo Roberts
samanthajor@stirlingackroyd.com

7 Wenlock Road, N1

7 Wenlock Road, London N1 7SL

To request a viewing call us on 0203 911 3666



1,058 sq ft second floor office for sale located on Wenlock Road, N1

7 Wenlock Road is located within a modern and popular mixed use development on the north side of City Road.

The property is within the Old Street district, with Old Street Roundabout to the east and Angel within a 5/10-minute walk. The area is very well served by numerous cafés, bars, restaurants and hotels such as the Montcalm and The Z, Nandos, Bodeans, Pret and Sainsburys.

The office floor has been completely refurbished with attractive reception area, meeting room, open plan workspace housing 10 desks and a new kitchen area. New lighting throughout, new carpet over a raised floor, excellent natural light thanks to the floor to ceiling windows and full height sliding glass door to the meeting room.

A perfect opportunity for an owner occupier looking to move straight into a plug and play office. Fixtures and fittings by negotiation.

Highlights

- Excellent natural light
- Meeting room
- Kitchen
- Passenger lift
- Raised floor
- 999 year lease
- Recently refurbished second floor

Property details

Price	£795,000
Building type	Office
Est. S/C	£3,770 per annum
Est. rates payable	£11,930 per annum
VAT	VAT registered
Tenure	Virtual freehold
Size	1,058 Sq ft

Unit	Floor	Size sq ft
Unit 15	Second Floor	1,058

More information

[Visit microsite](#)

<https://realla.co/m/40531-7-wenlock-road-n1-7-wenlock-road>

Contact us

Stirling Ackroyd
40 Great Eastern Street, London EC2A 3EP
🌐 www.stirlingackroyd.com/commercial
☎ 0203 911 3666
✉ commercial@stirlingackroyd.com
🐦 @Stirling_London
f facebook.com/StirlingAckroyd/

George Brereton
Stirling Ackroyd
☎ 0203 911 3668
✉ georgeb@stirlingackroyd.com

Samantha-Jo Roberts
Stirling Ackroyd
☎ 0203 911 3672
✉ samanthajor@stirlingackroyd.com

Lucy Stephens
Stirling Ackroyd
☎ 02039113667
✉ lucys@stirlingackroyd.com

Quote reference: SALE-35717

05/06/2019 Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.