

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

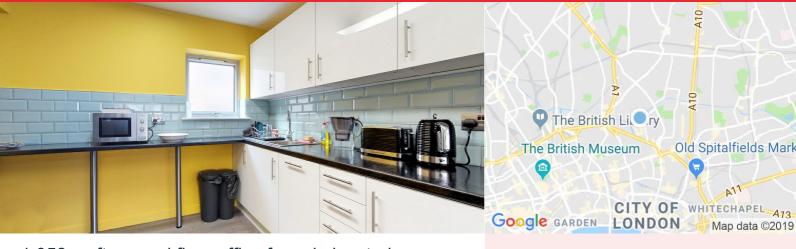
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1,058 sq ft second floor office for sale located on Wenlock Road, N1

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

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Quote reference: SALE-35717

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