



FOR SALE

7 Wenlock Road, N1

7 Wenlock Road, London N1 7SL



Office for sale, 1,058 sq ft, £650,000

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/46363-7-wenlock-road-n1-7-wenlock-road>

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PART INCOMING PRODUCING INVESTMENT FOR SALE OFF CITY ROAD

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 potentially open plan office floor is currently divided into 3 self contained offices plus shared kitchen.

A perfect opportunity for an owner occupier seeking approx 400 sqft for immediate occupation with a view to potentially growing into more space, or an investor looking for a refurbishment, asset management opportunity.

Highlights

- Part income producing
- Shared Kitchen
- Passenger lift

Property details

Price £650,000

Building type Office

Tenure Virtual freehold

Deal type Investment

Size 1,058 Sq ft

Unit	Floor	Size sq ft	Notes
South Office	First	400	
North Office	First	380	Let to Jacobs Metal for a term of 5 years from 01/03/17 at a rent of £12,513 per annum with a rent review March 2020
Rear Office	First	100	
Kitchen	First	120	
Total		1,000	

* All sizes NIA

More information

[Visit microsite](#)

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Contact us

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