

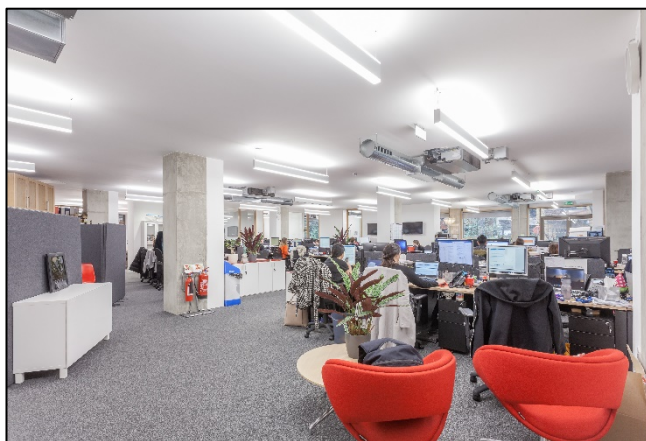
Commercial Office Space

1,587sq. ft. / 4,230 sq. ft. / 5,817 sq. ft.

Stunning ground floor offices overlooking Wenlock Basin

TO LET

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 September 2020.

AMENITIES

- Large open plan workspace area
- Combination of meeting rooms and private offices
- 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 Canal	4,230 sq. ft.	392.9 sq. m.
Ground Floor Front	1,587 sq. ft.	147.4 sq. m.
Total	5,817 sq. ft.	540.4 sq. m.

The offices are available individually or combined

LEASE

New flexible leases are available

RENT

£47.00 per sq. ft. plus VAT

Ground Floor Canal	£199,000 per annum
Ground Floor Front	£75,000 per annum

SERVICE CHARGE

We are advised that the current service charge equates to approximately £8 per sq. ft.

BUSINESS RATES

Interested parties should contact the London Borough of Islington.

PLEASE CONTACT

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