



## FOR SALE

**Royle Studios, Unit 1B,  
41 Wenlock Road,  
London, N1 7SG**

**2,466 sq ft**

**Self contained, canal side  
office space for sale.**



**VIDEO TOUR**

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## Description

41 Wenlock Road was constructed in 1937 of traditional brick and forms part of The Royle Building - a former paint works which has recently been comprehensively refurbished.

The available space offers 2,466 sq ft of open-plan, warehouse office space on the ground floor. The floor is partially fitted and includes modern suspended lighting, excellent floor to ceiling height, VRV air conditioning and benefits from outstanding natural light throughout. The office benefits from a canal side setting and direct access on the the Regents Canal

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## Location

Wenlock Road sits in a prime position, easily within walking distance of both Angel and Old Street Stations and a short cycle to Highbury and Islington, Liverpool Street and Kings Cross St Pancras Stations making it the ideal location for connectivity into the city.

Alongside the fantastic range of travel options 41 Wenlock Road is well-positioned to try out the numerous gyms, bars, cafes and restaurants the surrounding area has to offer.

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## Key points

- Ground floor - 2,466 square feet
- Modern suspended lighting
- VRV Air Conditioning
- Excellent natural light
- Floor to ceiling 3m +
- Newly refurbished
- Canal side setting
- Close to transport links and local amenities







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## Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 1B	2,466	229.10	Available

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## Rents, Rates & Charges

Price	Offers in excess of £1,500,000
Rates	£18.12 per sq ft
Service Charge	£2.66 per sq ft
VAT	To be confirmed
EPC	B (37)

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## Viewing & Further Information



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com

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## Joint Agents

Compton (Joint Agent)

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