



**TO LET**

**4 Wellesley Terrace,  
London, N1 7NA**

1,495 sq ft

Fully fitted first floor  
office to let in Old Street



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## Description

4 Wellesley Terrace is located within 'The Link', 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 being 0.3 miles to the east and within a five-minute walk.

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## Location

The area is very well served by numerous cafés, bars, restaurants and hotels such as The Eagle, Jamie Oliver's Fifteen, Bodean's, Nando's, Pret A Manger, Tonic & Remedy, Westland Coffee and Wine, M by Montcalm, Ceviche, Z Hotel, The Old Fountain, The Draft House, Nightjar, Honest Burgers, Bone Daddies and Shoreditch Grind.

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## Key points

- First floor - 1,495 square feet
- Furnished with 24 desks
- Perimeter external terrace
- Shared fully glazed meeting room
- Air conditioning
- Passenger lift
- Modern light fittings and entry phone system
- WCs and shower room







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## Accommodation

Name	sq ft	sq m	Availability
1st	1,495	138.89	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£59,052.50 per annum
Rates	£16 per sq ft
Service Charge	£3 per sq ft
VAT	To be confirmed
EPC	E (107)

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## Viewing & Further Information



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