



STIRLING
ACKROYD

TO LET

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

1,495 sq ft

**Fully fitted first floor
office to let in Old Street**

stirlingackroyd.com



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.

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.

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





Accommodation

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

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)

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com