



**TO LET / FOR SALE**

**Unit 15, 7 Wenlock Road,  
London, N1 7SL**

1,058 sq ft

Refurbished and fully  
fitted Shoreditch office.



**VIDEO TOUR**

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## Description

A newly fitted second floor office for sale or rent, comprising an open plan workspace with fitted reception, meeting room and kitchen. Finished to a superb standard and available immediately.

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## Location

The property is within the Old Street district, with Old Street Roundabout to the east and Angel within a five to ten minute walk. The area is very well served by numerous cafés, bars, restaurants and hotels such as the Montcalm, Nandos, Pret and Sainsburys.

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## Key points

- Second floor - 1,058 square feet
- Fully fitted
- Modern fit out
- Floor to ceiling windows
- Lift
- Kitchen
- Close to canal
- Recently refurbished







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## Accommodation

Name	sq ft	sq m	Availability
2nd	1,058	98.29	Available

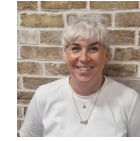
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## Rents, Rates & Charges

Lease	New Lease
Rent	£39 per sq ft
Price	£760,000 per unit
Rates	£11,930 per annum
Service Charge	£3,770 per annum
VAT	To be confirmed
EPC	On application

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## Viewing & Further Information



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