



FOR SALE

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

7,879 sq ft

Newly refurbished fully
self-contained canalside
office space.



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 been recently refurbished to a high standard.

The property offers 8,000 sq ft of open-plan warehouse office space alongside the canal across basement, lower ground and ground floors. All the floors are partially fitted and include modern suspended lighting, excellent ceiling heights, VRV air conditioning and benefit from outstanding natural light throughout.

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.

Key points

- Ground floor - 7,879 square feet
- Modern suspended lighting
- VRV air conditioning
- Excellent natural light
- Floor to ceiling heights in excess of 3m
- Newly refurbished
- Close to transport links and local amenities
- Canalside location

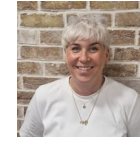




Rents, Rates & Charges

Price	£4,500,000.00
Rates	£15 per sq ft to be confirmed
Service Charge	£2.66 per sq ft approx
VAT	To be confirmed
EPC	On application

Viewing & Further Information



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