

# Compton

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## Old Street

22 Wenlock Road  
N1 7TA

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Newly refurbished, Fully-Fitted and Self-Contained Media Style office unit available only a moments' walk from Old Street & Angel stations.

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## For Rent

4,121 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)





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## Old Street

22 Wenlock Road  
N1 7TA

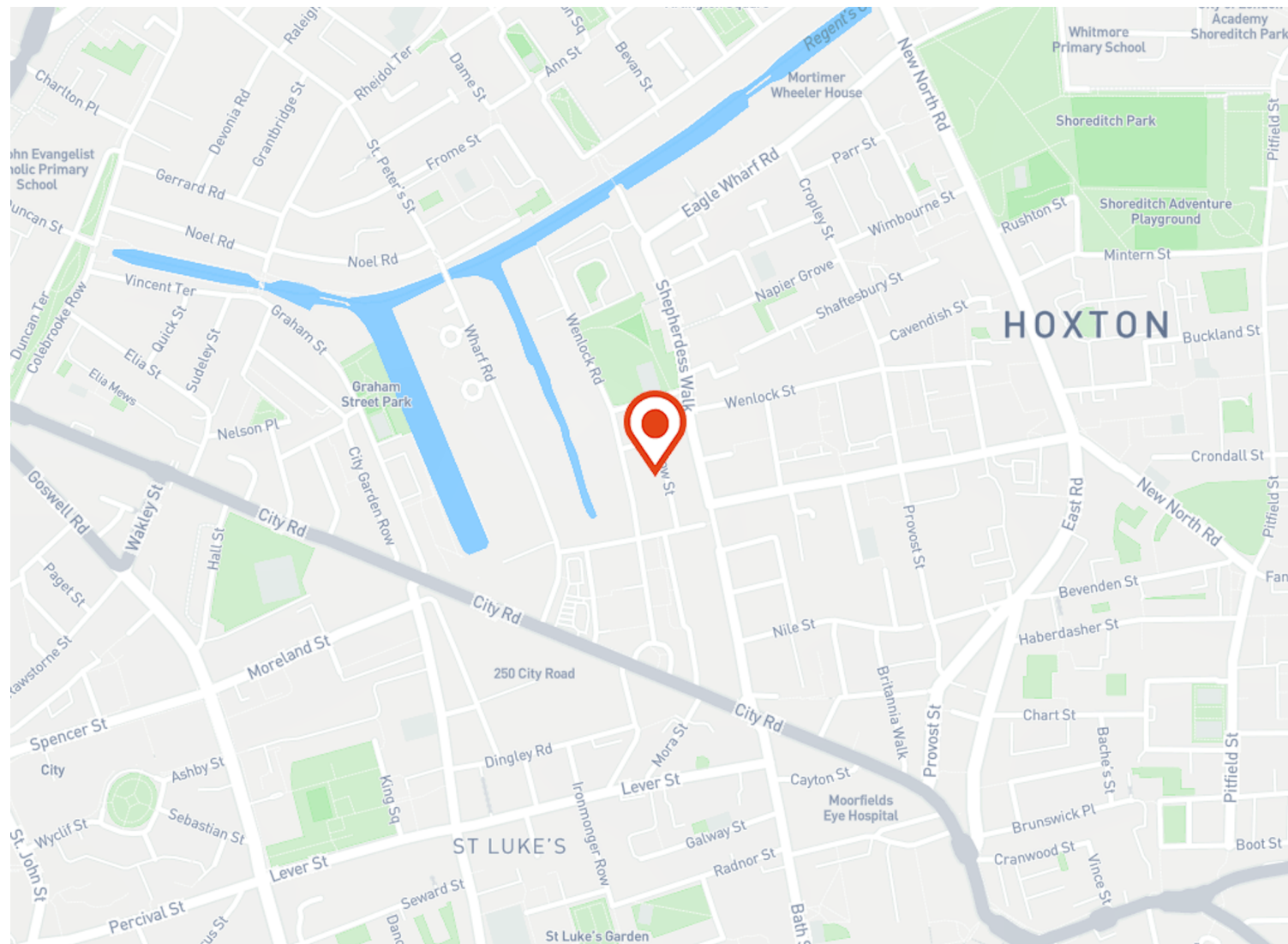
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## Location

The building is just 6 minutes walk from Old Street roundabout where Underground, National Rail and bus services connect to much of London, making this an easy place to get to and from with Clerkenwell, The City, West End, Islington and Kings Cross all.

Wenlock Road maintains a special place in the renaissance of Shoreditch and the City Fringe as one of the original streets that saw warehouse workspaces first take hold and that put Hoxton on the map as a place to live, work and play.

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Exterior

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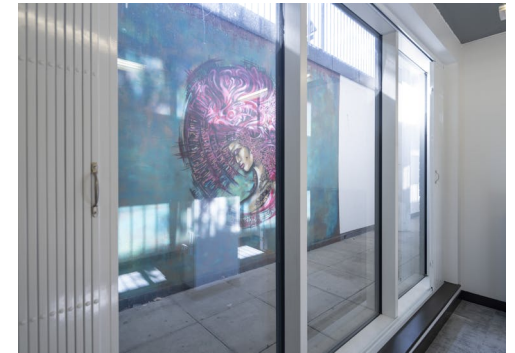
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## Amenities

- Newly Refurbished
- Self Contained Entrance
- 36 desks in situ, 2 meeting rooms, 1 phone booth
- Air Conditioning throughout
- Abundant Natural Light
- Great Transport Links
- End of Trip Facilities Available
- Fibre Connectivity
- New Lease Available from the Landlord
- Please note the Business Rates figure is an approximation - Tenants can satisfy themselves by contacting the relevant Council.

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## Description

20 Wenlock Road comprises a fully self-contained unit which has been newly fitted to offer a media-style finish over Ground and Lower Ground floors. Modern, creative materials have been used throughout the unit to offer high specification finishes for a new generation of Old Street creatives or tech tenants to come in and make it their new home.

The 4,100 sqft unit offers desks over both floors as well as meeting rooms and quiet 1 person booths, with ample breakout space too.

End of trip facilities such as showers and bike racks have been fitted too.

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## Content

Watch the film



View on Website





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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Ground	2,561	£25	£20	£1.80	£46.80	£9,987.90	£119,854.80	Available
Lower Ground	1,560	£25	£20	£1.80	£46.80	£6,084	£73,008	Available
Total	4,121	£25	£20	£1.80	£46.80	£16,071.90	£192,862.80	

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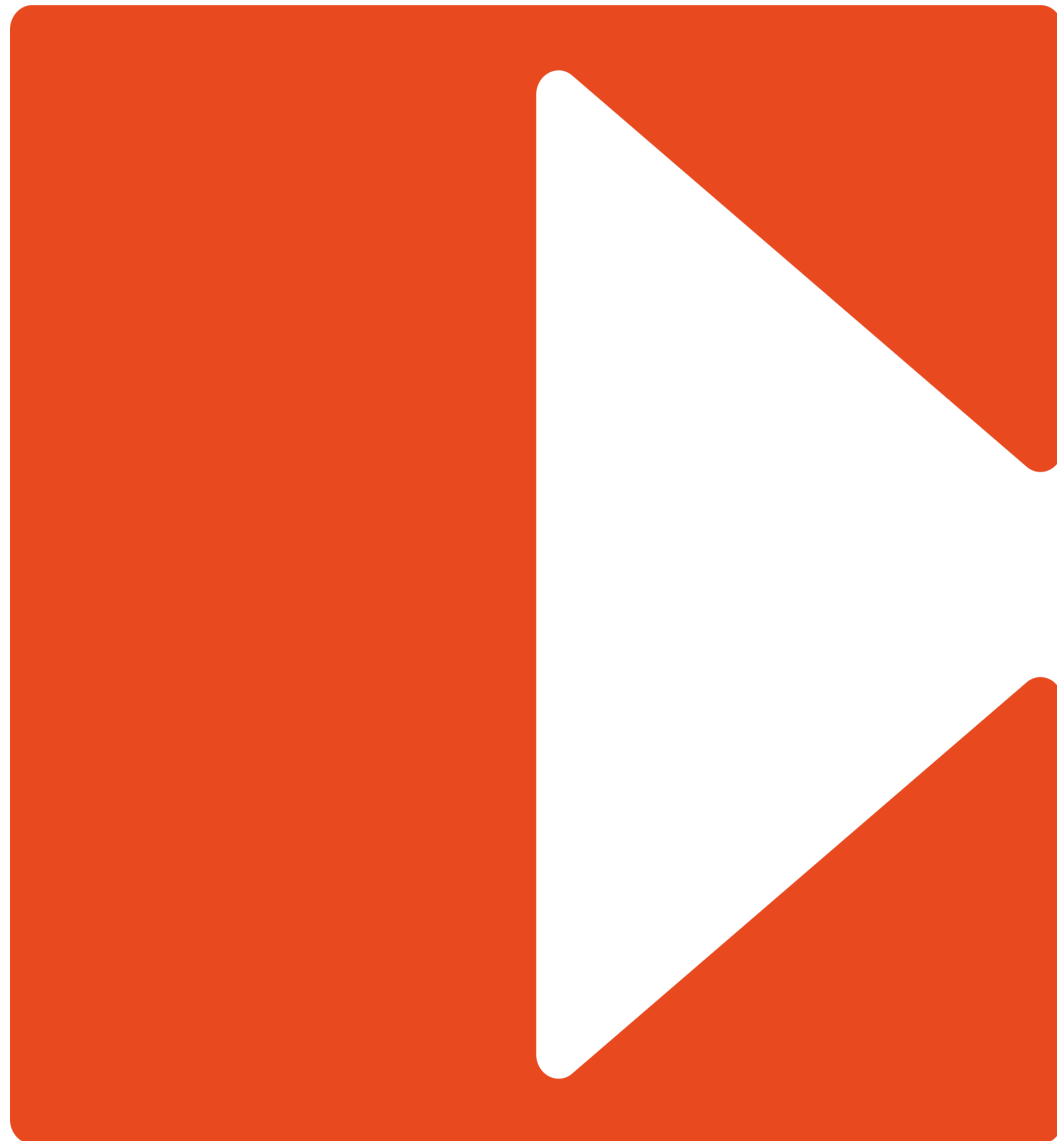
## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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