



**TO LET / FOR SALE**

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

1,058 sq ft

Refurbished and fully  
fitted Shoreditch office.



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**





---

## 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.

---

## 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.

---

## Key points

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



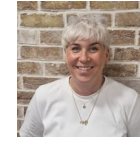




## Rents, Rates & Charges

Lease	New Lease
Rent	£39.00 per sq ft
Price	£760,000.00 per unit
Rates	£11,930 per annum
Service Charge	£3,770 per annum
VAT	To be confirmed
EPC	On application

## Viewing & Further Information



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
07947728313  
hmann@stirlingackroyd.com



**Joe Harris**  
020 3967 0103  
07809091305  
jharris@stirlingackroyd.com

**Rachel Kiddie (Deleted)**  
020 3967 7628  
rkiddie@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 18/04/2024