



TO LET

**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.

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





Accommodation

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

Rents, Rates & Charges

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

Viewing & Further Information



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