



**STIRLING  
ACKROYD**

**TO LET**

**Unit 16, 7 Wenlock Road,  
London, N1 7SL**

**1,058 sq ft**

**Stylish third floor  
Shoreditch offices**



**VIDEO TOUR**

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## Description

A fitted third floor office for sale or rent, which comprises open plan workspace with smart glass and black frame meeting room, kitchen and WC. The studio has been finished to a superb standard in a residential style, and is 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

- Third floor - 1,058 square feet
- Modern fit out
- Floor to ceiling windows
- Lift
- Kitchen
- Air conditioning
- Close to canal
- Open plan space







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## Accommodation

| Name | sq ft | sq m  | Availability |
|------|-------|-------|--------------|
| 3rd  | 1,058 | 98.29 | Available    |

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## 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            | C (74)            |

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## Viewing & Further Information



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