



Unit 6 & 10

7 Wenlock Road, N1 7SL

**873 sq ft office units to
let on Wenlock Road**

**873 sq ft
(81.10 sq m)**

- Air conditioning
- Passenger lift
- Glazed meeting rooms
- Bike Storage
- Secure private underground parking space

Unit 6 & 10, 7 Wenlock Road, London, N1 7SL

Description

The property is arranged over the first floor of a mixed use development built circa 2007. The two units being 6 and 10 are accessed via a passenger lift and stairwell. Both units benefit from air-conditioning and a design let refurbishment to include sea grass style finish to the raised access flooring, high gloss open kitchen and break out area located centrally with WC's in the common corridors. Despite being new, the property provides the warehouse character often sought after by the creative occupiers.

Location

7 Wenlock Road is located within a modern and popular mixed use development on the north side of City Road.

The property is within the Old Street district, with Old Street Roundabout to the east and Angel within a 5/10-minute walk. The area is very well served by numerous cafés, bars, restaurants and hotels such as the Montcalm and The Z, Nandos, Bodeans, Pret and Sainsburys

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - 6	873	81.10	Available
Unit - 10	873	81.10	Under offer
Total	1,746	162.21	

Specification

- Air conditioning
- Raised access flooring
- Passenger lift
- Glazed meeting rooms
- Bike Storage
- Secure private underground parking space

Viewings

Available via appointment and VR tour

Virtual Tour

<https://my.matterport.com/show/?m=uLh4Bja9Sid>



Summary

Available Size	873 sq ft
Rent	£35 per sq ft
Rates Payable	£14.28 per sq ft
Service Charge	£3.92 per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information



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