

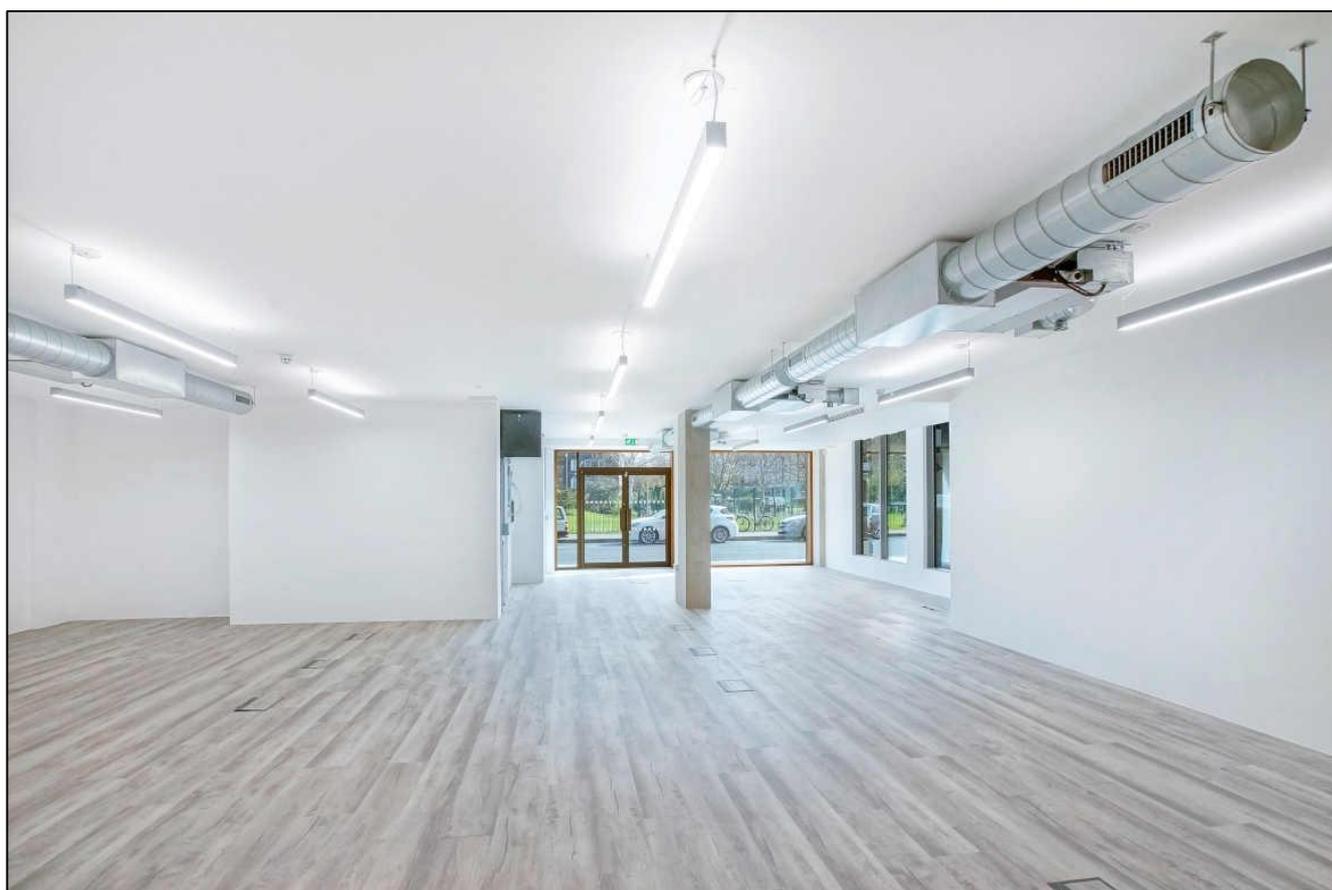
Commercial Office Space

1,587 sq. ft. / 147.4 sq. m.

Stunning ground floor office located on Wenlock Basin

FOR SALE

17-21 Wenlock Road, London, N1 7GT



LOCATION

The building is situated within the tech district of Shoreditch, close to Old Street Roundabout and overlooking Wenlock Basin. Approached from City Road, the building is well connected to both Old Street and Islington.

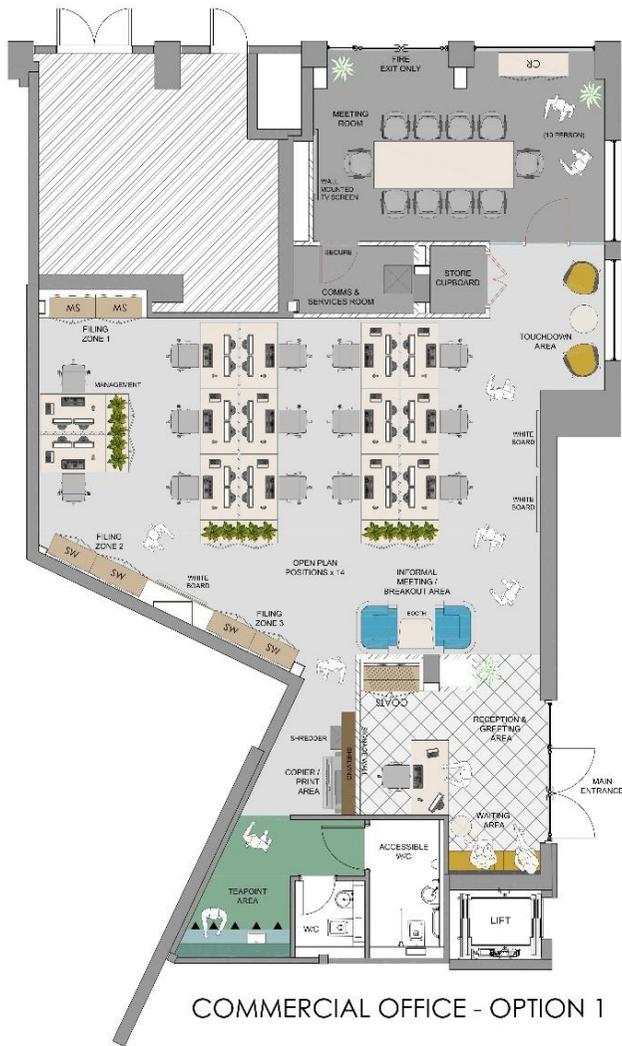
TRANSPORT

Old Street (Northern Line and National Rail)

Angel (Northern Line)

Kings Cross (National Rail and Underground) / Kings Cross St Pancras (Eurostar)

Buses 43, 205, 214, 394



BREAKDOWN OF OFFICE FACILITIES:-

- 1 x RECEPTION (1 PERSON) & GREETING AREA
- 1 x WAITING AREA
- 14 x OPEN PLAN POSITIONS (1400x800 BENCH)
- 1 x MEETING ROOMS (10 PERSON)
- 1 x TEAPOINT AREA
- 1 x INFORMAL MEETING AREA & BREAKOUT (BOOTH)
- 1 x INFORMAL TOUCHDOWN AREA
- 1 x COMMS & SERVICES ROOM
- 1 x COPIER / PRINT AREA
- 3 x STORAGE ZONES
- 1 x STORAGE CUPBOARD

TOTAL HEADCOUNT - 15 WORKING DESK POSITIONS (INC RECEPTION)



BREAKDOWN OF CLINIC FACILITIES:-

- 1 x RECEPTION (1 PERSON) & GREETING AREA
- 1 x WAITING AREA
- 2 x 'ONE TO ONE' ROOMS
- 3 x CONSULTATION ROOMS
- 1 x PRIVATE STAFF OFFICE
- 1 x TEAPOINT & STAFF BREAKOUT AREA
- 1 x SERVICES CUPBOARD
- 1 x STORAGE ZONE
- 1 x PRIVATE STAFF STORE ROOM
- 1 x CLEANERS CUPBOARD
- 1 x LOCKER ZONE

TOTAL HEADCOUNT - 6 WORKING DESK POSITIONS (INC RECEPTION)

**PROPOSED LAYOUTS - COMMERCIAL OFFICE & HEALTH CARE CLINIC
GROUND FLOOR, UNIT A, 17-21 WENLOCK ROAD, HACKNEY, LONDON N1 7SL**



DESCRIPTION

This is a striking mixed use building constructed in 2015, with luxury loft apartments on the upper floors and commercial offices on the lower floors.

Access is via an impressive reception area with concierge, and there is a very attractive and private canal side garden area which provides superb outside space.

AMENITIES

- Large open plan workspace area
- Private meeting room
- Exposed comfort cooling system
- Fully accessible raised floors
- Modern and stylish strip lighting
- Exposed concrete columns
- High ceilings
- Excellent natural daylight
- Fitted kitchen
- Demised WCs and shower facilities
- Secure bicycle storage

APPROXIMATE FLOOR AREAS

Ground Floor Office 1,587 sq. ft. 147.4 sq. m.

VIRTUAL FREEHOLD

The long leasehold interest offered for sale is for a term of 999 years from 4th September 2013, approximately 993 years remaining.

PRICE

Ground Floor Office £1,150,000 plus VAT

SERVICE CHARGE

We are advised that the current service charge equates to approximately £4 per sq. ft.

BUSINESS RATES

The business rates payable for the current year 2022/23 are £16,346.10 (£10.30 per sq. ft).

Interested parties should contact the London Borough of Islington.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Stephen Page
spage@antonpage.com

Harrison Turner
hturner@antonpage.com

BELCOR 020 7375 3444