

# 1-3 WENLOCK ROAD

LONDON N1

A UNIQUE OPPORTUNITY TO ACQUIRE A RECENTLY  
REFURBISHED GROUND FLOOR OFFICE SUITE WITH FULL  
VACANT POSSESSION IN ONE OF LONDON'S FASTEST  
GROWING AND DIVERSE SUBMARKETS

## INVESTMENT SUMMARY

**1-3 Wenlock Road provides a unique opportunity to acquire a recently refurbished ground floor office suite with full vacant possession in one of London's fastest growing and diverse submarkets.**

- Located within the Old Street Roundabout technology cluster, home to major global occupiers including Amazon, Adobe and Google
- London is now the Tech Capital of the World, with an ecosystem worth in excess of £500 billion
- A short walk from Shoreditch and the eclectic mix of retail and leisure amenity available for occupiers and visitors alike
- The property is future-proofed with EPC rating of 'C' and a BREEAM rating of 'Very Good'
- Modern, open plan offices providing circa 8,390 sq. ft (779.48 sq. m) of accommodation arranged over ground and basement storage. The property may also be sold with the benefit of the full fit-out, subject to negotiation
- The entirety of the ground floor underwent a comprehensive refurbishment, which was completed in 2024, as well as a refurbishment in 2016. Details for which will be made available on the datasite
- The building will be offered with the benefit of full vacant possession. There is an existing lease to Wasserman Music until May 2026, however, this lease will be dissolved upon completion
- Of interest to owner occupiers and investors
- Virtual Freehold

**Offers are invited in the region of £5,200,000 for the Virtual Freehold interest, subject to contract and exclusive of VAT. An asset purchase at this level reflect an attractive capital value of £620 per sq. ft.**

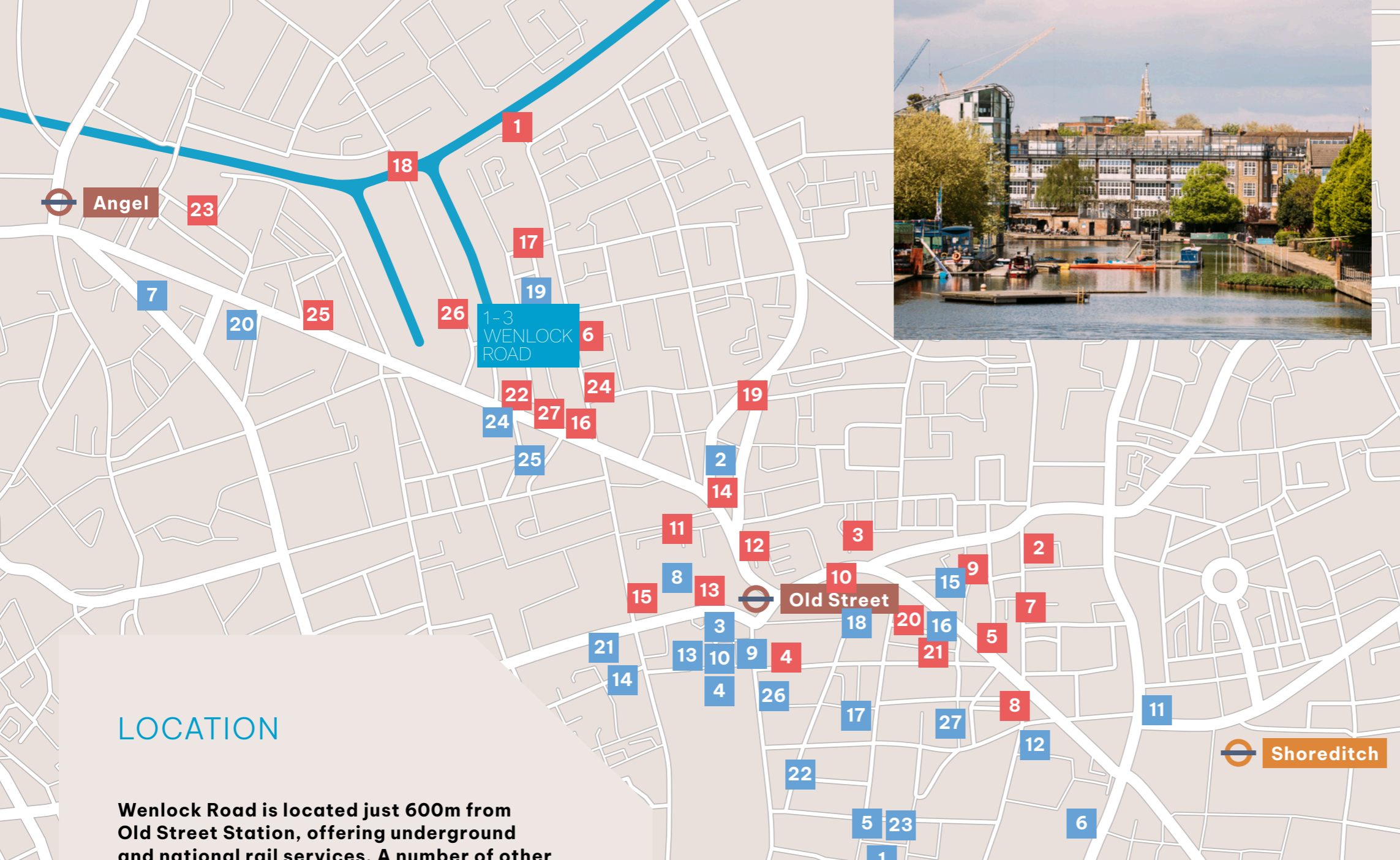


1-3  
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ROAD

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## LOCATION

Wenlock Road is located just 600m from Old Street Station, offering underground and national rail services. A number of other transport hubs are within walking distance offering further underground, Elizabeth Line and overground services, connecting Wenlock Works to Central London, Greater London and beyond.

Wenlock Road is nestled in the vibrant heart of London's N1 district, a compelling location which seamlessly blends historical charm with modern urban appeal. The building is situated on the eastern side of Wenlock Road at its junction with Micawber Street. Angel and Old Street stations are both within walking distance providing access to Northern Line services.

Wenlock Road is moments away from vibrant cultural landmarks, picturesque Regent's Canal, and an array of boutique shops, trendy cafes, and fine dining establishments. The street offers a mix of sleek, contemporary developments and refurbished heritage buildings.

Station	Time (walking)
OLD STREET	10 MINS
ANGEL	15 MINS
HOXTON	20 MINS
SHOREDITCH	21 MINS



## Occupiers

- |                |                  |                        |
|----------------|------------------|------------------------|
| 1 Microsoft    | 10 FORA          | 19 Spacelab            |
| 2 WeWork       | 11 Mother London | 20 Gett UK             |
| 3 Adobe        | 12 NSPCC London  | 21 CNN International   |
| 4 Buro Happold | 13 Box           | 22 Kingsley Napley LLP |
| 5 Wise         | 14 HBO           | 23 Frontier Economics  |
| 6 Amazon       | 15 Quidco        | 24 Stroke Association  |
| 7 Workspace    | 16 Capco         | 25 Paddle.com          |
| 8 Farfetch     | 17 Grind HQ      | 26 Morningstar         |
| 9 Brainlabs    | 18 BLOK          | 27 VICE UK             |

## Amenities

- |                     |                     |                     |
|---------------------|---------------------|---------------------|
| 1 Caravel           | 10 Golden Bee       | 19 Yoga Union       |
| 2 The Blues Kitchen | 11 Bone Daddies     | 20 The Hoxton       |
| 3 Bounce            | 12 Nightjar         | 21 Nobu Hotel       |
| 4 Ozone Coffee      | 13 Serata Hall      | 22 Foundry Gym      |
| 5 Gloria            | 14 The Alchemist    | 23 The Tamil Crown  |
| 6 William IV        | 15 Gymbox           | 24 The Eagle        |
| 7 Ballie Ballerson  | 16 UFC City Road    | 25 The Rugged Bunch |
| 8 manteca           | 17 The Wenlock Arms | 26 Victoria Miro    |
| 9 Blacklock         | 18 Narrowboat       | 27 Tian Tian Market |

MOMENTS AWAY FROM VIBRANT CULTURAL LANDMARKS, REGENT'S CANAL, BOUTIQUE SHOPS, TRENDY CAFES, AND FINE DINING.



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WENLOCK ROAD IS NESTLED IN THE VIBRANT HEART OF LONDON'S N1 DISTRICT, A COMPELLING LOCATION WHICH SEAMLESSLY BLENDS HISTORICAL CHARM WITH MODERN URBAN APPEAL.



## SITUATION

**1-3 Wenlock Road is a prime residential development in the thriving London Borough of Hackney, bordering Islington. Nestled near the Wenlock Basin along the Grand Union Canal, this sought-after location offers scenic waterfront views, vibrant surroundings, and excellent connectivity.**

The area has undergone significant regeneration, with high-profile developments such as Wenlock Works, a cutting-edge workspace designed for innovation; The Cube, an award-winning residential landmark constructed with sustainable cross-laminated timber; and City Wharf, a stylish canal side community featuring premium apartments and modern amenities.

With a rich blend of historic industrial charm and contemporary urban living, 1-3 Wenlock Road sits at the heart of one of London's most exciting and dynamic hotspots.



## LONDON'S TECH BELT: THE BEATING HEART

**1-3 Wenlock Road is located within the Old Street Roundabout technology cluster, which is the beating heart of the UK sector in London. A sector that employs over 2 million people and adds over £150bn to the UK Economy every year.**

London is ranked

# #1

Z/Yen Smart Cities Index Ranking 2024, followed by New York and then Zurich

London's tech ecosystem valued at

# \$621.5bn

It has grown exponentially in the past 10 years from \$70bn in 2014

# £7.4bn

VC investment into the UK tech sector in H1 24, up 16% of H1 23.

## TECH OCCUPIERS



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## DESCRIPTION

**1-3 Wenlock Road forms part of the wider Decorum Apartment Development that was completed in 2016. The building comprises a ground floor office with ancillary basement storage, totalling to 8,390 sq ft, within a larger six storey mixed use development.**

The building has recently benefited from a full refurbishment completed in November 2024 and comprises two open plan office units which are on ground floor level. The units are located on either side of the central core of the wider development, with access from the front of the property as well as through the gardens to the rear of the property.

The property also benefits from a dedicated bike store with storage for 28 bikes.

The Property benefits from an EPC rating of 'C' and a BREEAM rating of 'Very Good'.



## ACCOMMODATION

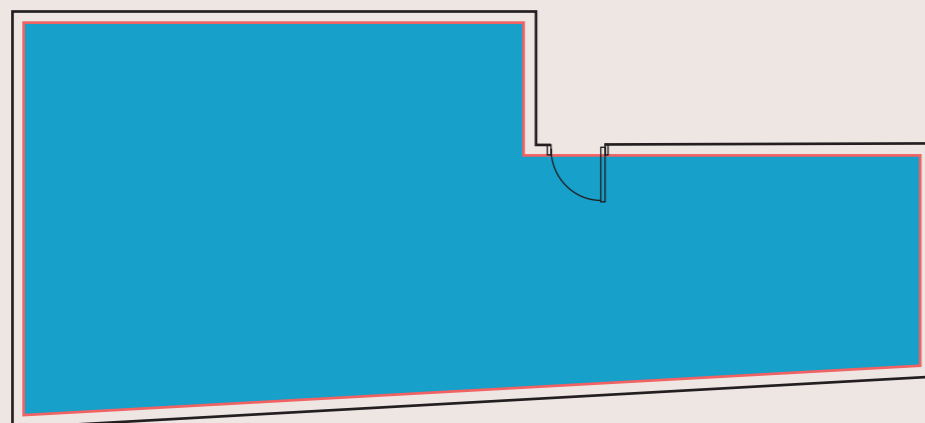
We understand that the subject property comprises the following Net Internal Areas (NIA):

Demise	NIA (sq ft)	NIA (sq m)
1-2 Wenlock Road	3,679	342
3 Wenlock Road	3,803	353
Storage	908	84
<b>Total</b>	<b>8,390</b>	<b>779</b>

This measured survey was carried out in accordance with the RICS Code of measuring practice 6th Edition, January 2018.

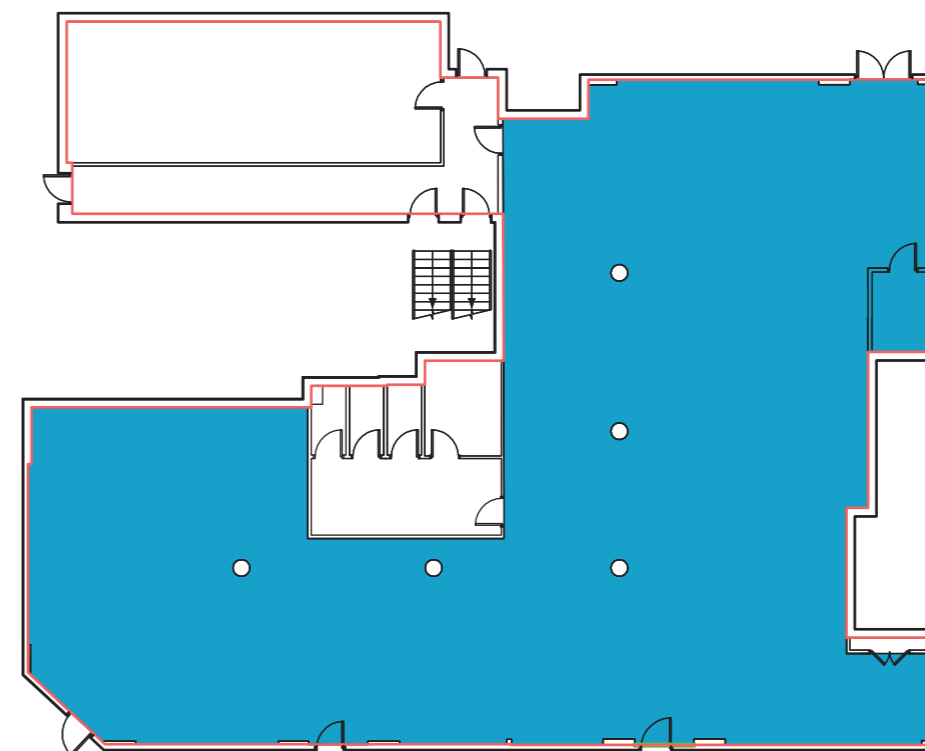
### Storage - Basement

908 sq ft



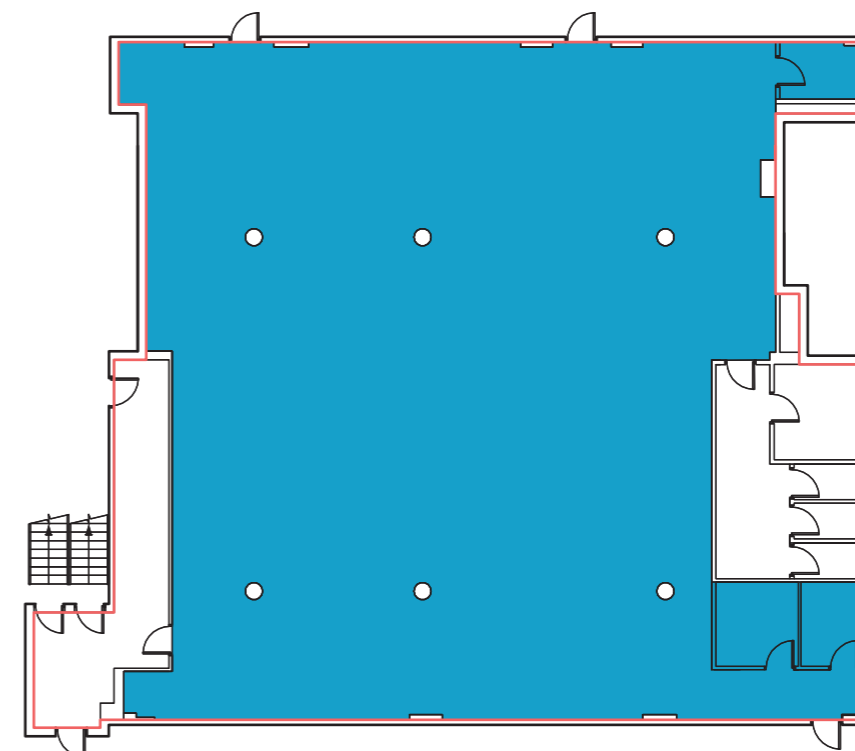
### 1-2 Wenlock Road

3,679 sq ft



### 3 Wenlock Road

3,803 sq ft





## TENURE

The Property is held on a 999-year virtual freehold expiring on 17th July 3015, which provides 990-year unexpired.

The current ground rent is £250 per annum.

## TENANCY

There is a lease in place, but this will be dissolved and the building will be offered with full vacant possession.



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## PROPOSAL

Offers are invited in the region of £5,200,000 for the Virtual Freehold interest, subject to contract and exclusive of VAT. An asset purchase at this level reflect an attractive capital value of £620 per sq. ft.

## CONTACTS

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## FURTHER INFORMATION

### VAT

The property is elected for VAT, and VAT will be applicable to the price price.

### PLANNING

The building falls within the London borough of Hackney and falls within the Regent's Canal Conservation Area.

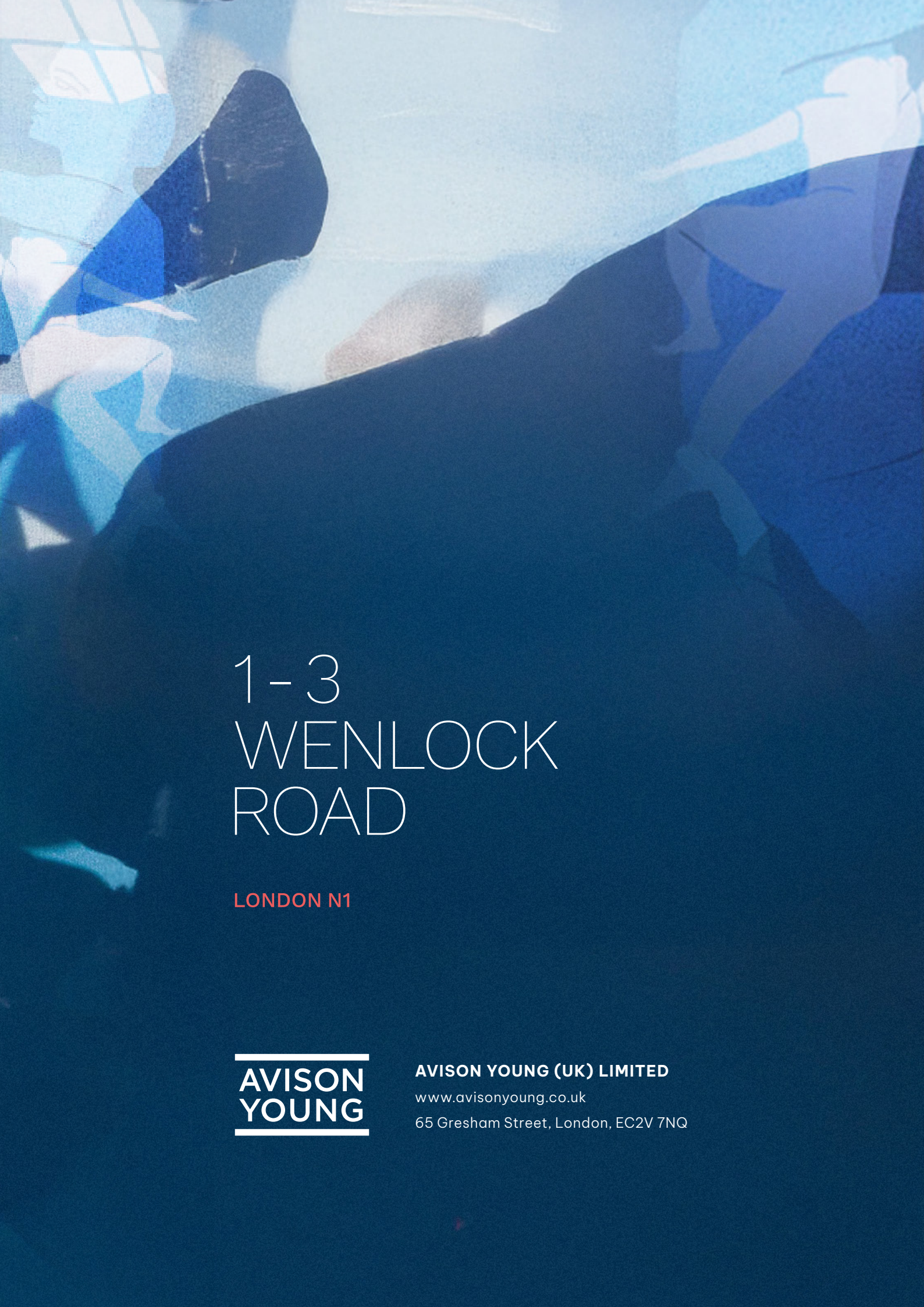
### DATASITE

Access can be provided to the online data site upon request.

### EPC

The property benefits from an EPC 'C' rating.

MISREPRESENTATION ACT Avison Young gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract; 2. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact; 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise not that any services or facilities are in good working order; 4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs; 5. Any areas, measurements or distances referred to herein are approximate only; 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser; 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are in good faith as an opinion and not by way of a statement of fact; 8. Any intending purchaser should satisfy themselves as to the presence of any deleterious materials that may exist, or have been used in the construction of the property; 9. The seller provides no warranty as to the precise location of the boundary of the property. April 2025. Design by Fulfilment.co.uk.



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