

OLD STREET N1

24 WENLOCK ROAD

8,535 SQ FT OF INDUSTRIAL STYLE
SELF-CONTAINED WORKSPACE





THE OPPORTUNITY

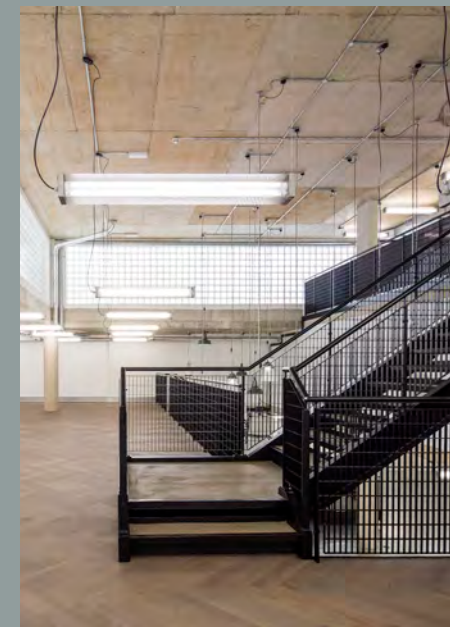
24 Wenlock Road combines impressive and expansive workspace within an enviable location in the heart of one of London's most characterful, unique and vibrant neighbourhoods.

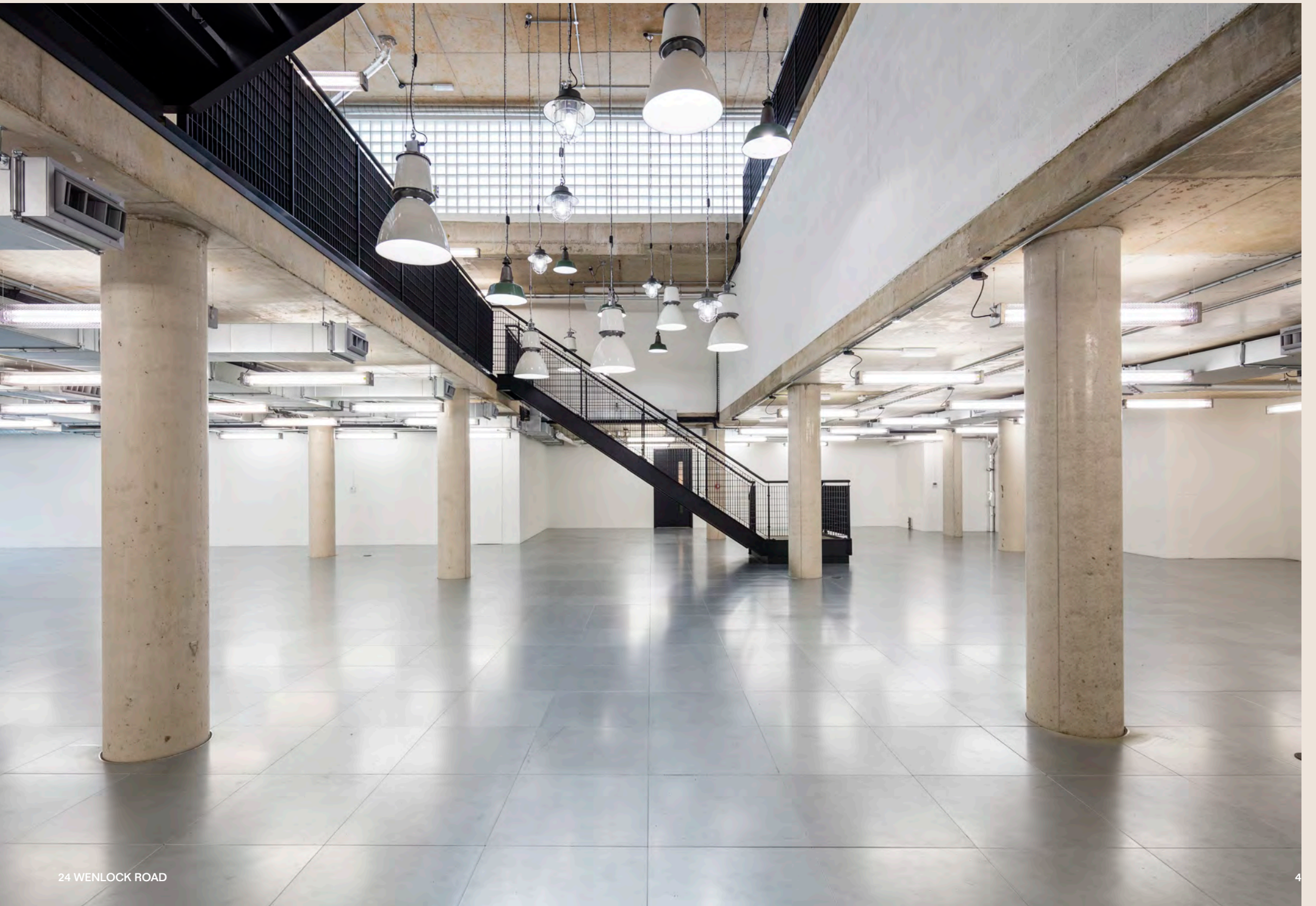


24 WENLOCK ROAD

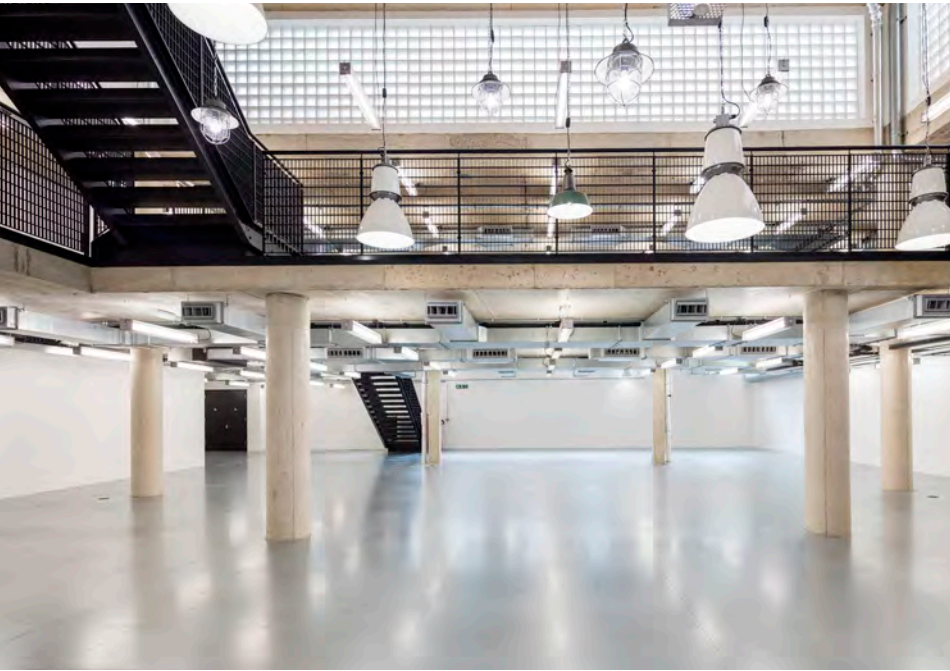
- Virtual freehold
- Situated in Old Street, home to many creative, media and other commercial occupiers
- Excellent transport connectivity being within a five minute walking distance of Old Street Station
- Existing building comprises 8,535 sq ft (792.8 sq m) (NIA) of industrial style self-contained office accommodation arranged over lower ground, ground and mezzanine floors
- Excellent floor to ceiling heights in excess of 6 meters

Offers are invited in excess of 3,950,000 / £462 PSF subject to contract and exclusive to VAT.





THE BUILDING



↑ Mezzanine Floor
← Lower Ground Floor

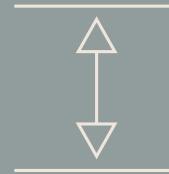
Expansive, open-plan and light-filled spaces create the perfect canvas for modern working, fresh thinking and creativity. Raw concrete, metal and exposed details punctuate the minimalist interior, lending the design a modern-industrial edge.

**A RARE OPPORTUNITY
TO SECURE A SELF-
CONTAINED, INDUSTRIAL
STYLE WORKSPACE.**



SPECIFICATION

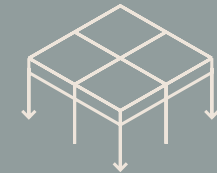
HIGHLY SPECIFIED



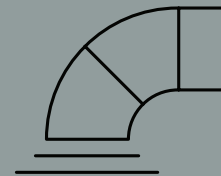
Generous floor to ceiling heights exposed concrete features throughout



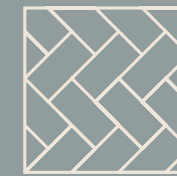
Modern suspended linear lighting



Fully accessible metal tile raised flooring on lower ground floor



Exposed air-conditioning throughout



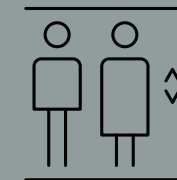
Timber herringbone wood flooring on ground and first floors



Shower facilities



DDA compliant



Passenger lift



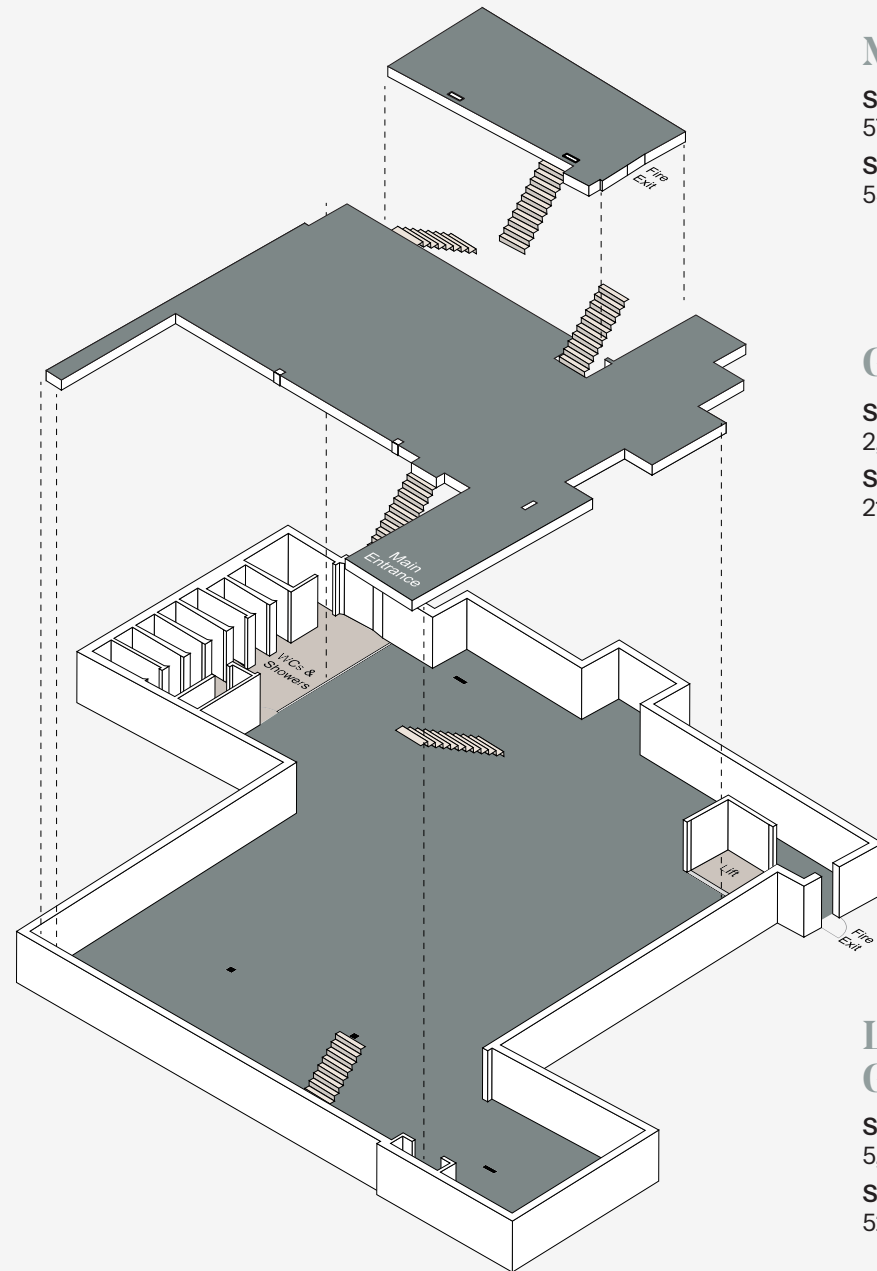
24 Hour access

THE SPACE

ACCOMMODATION

FLOOR

	SQFT	SQM
Mezzanine	573	53.2
Ground	2,290	212.7
Lower Ground	5,672	526.9
TOTAL	8,535	792.9



Mezzanine

SQFT
573

SQM
53.2

Ground

SQFT
2,290

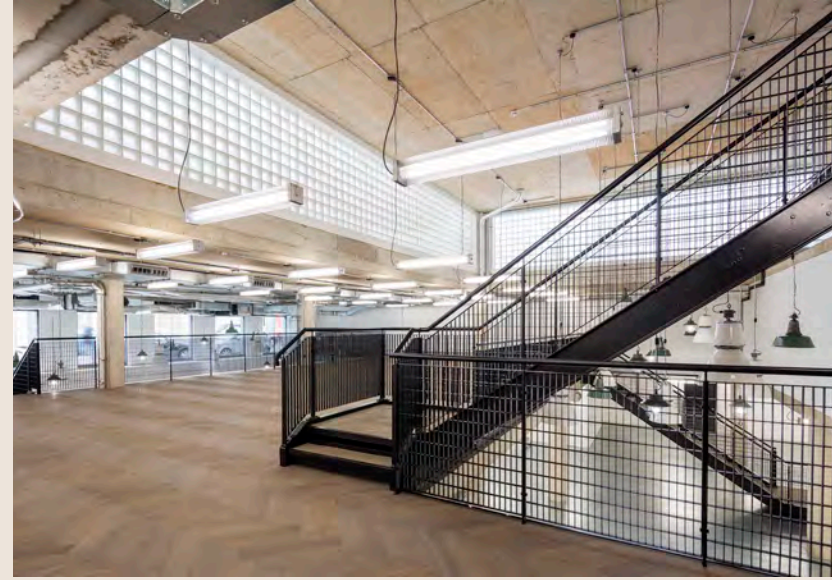
SQM
212.7

Lower Ground

SQFT
5,672

SQM
526.9

- Office Area
- Core





24 Wenlock Works is located at the intersection of Shoreditch, Old Street and Angel, a trendy district that is home to many creative, media and other commercial occupiers. The building also benefits from being situated just off the idyllic Wenlock Basin and Regents Canal.



MEET THE NEIGHBOURS



24 WENLOCK ROAD



LOCALITY

THE TASTES & SOUNDS

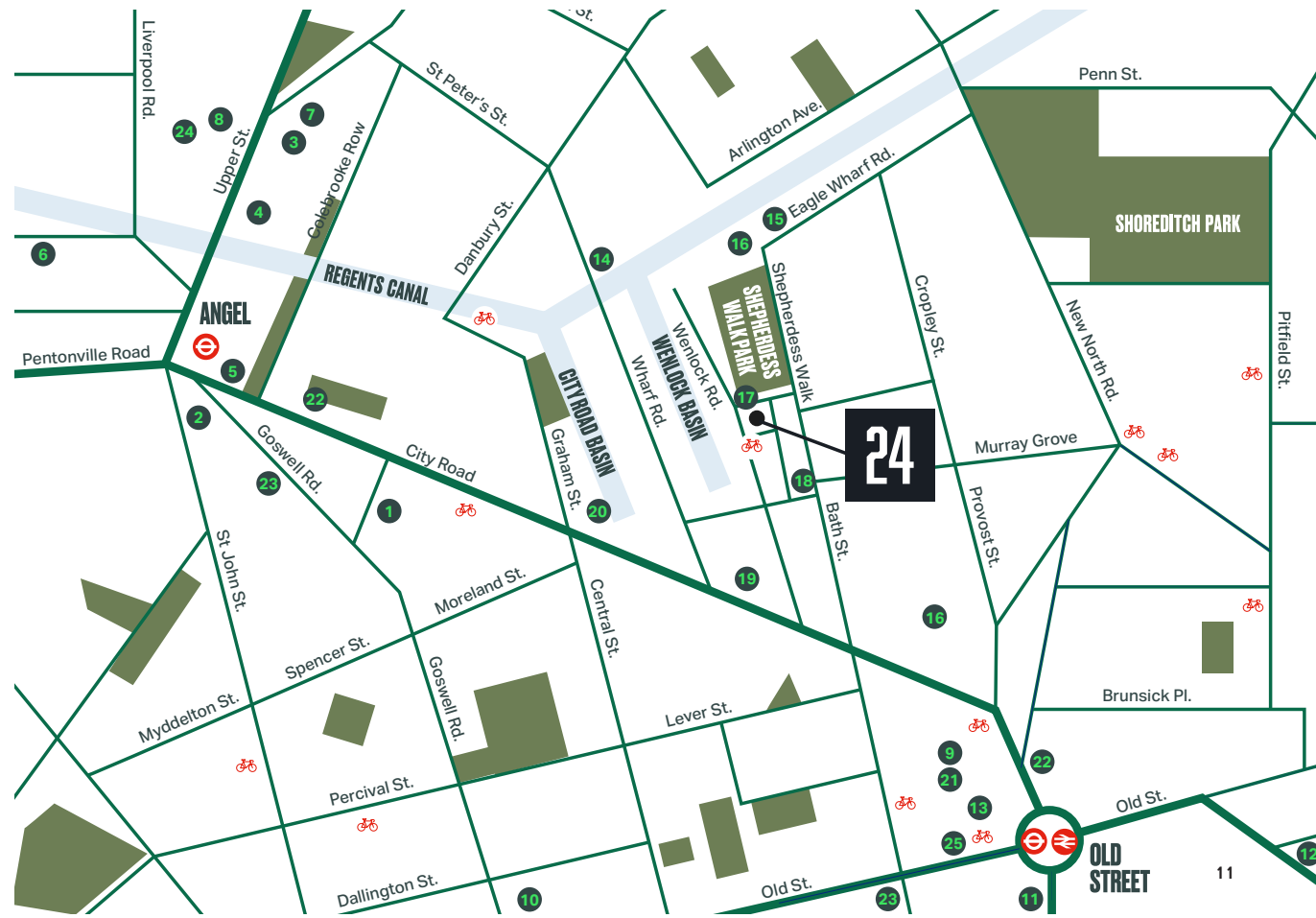


BARS & RESTAURANTS

1. TANAKATSU
2. Banana Tree
3. The Breakfast Club
4. Frederick's
5. Brewhouse & Kitchen
6. Chapel Market
7. Sushi Show
8. Chilango
9. Bone Daddies
10. Breddos
11. Passo
12. Popolo
13. Serata Hall
14. Narrowboat
15. Caravel
16. Yogi's Coffee
17. The Wenlock Arms
18. William IV

GYMS

19. The Foundry
20. 9Round
21. London Fight Factory
22. Fitness First
23. Virgin Active
24. Revolution
25. Gymbox



24 WENLOCK ROAD

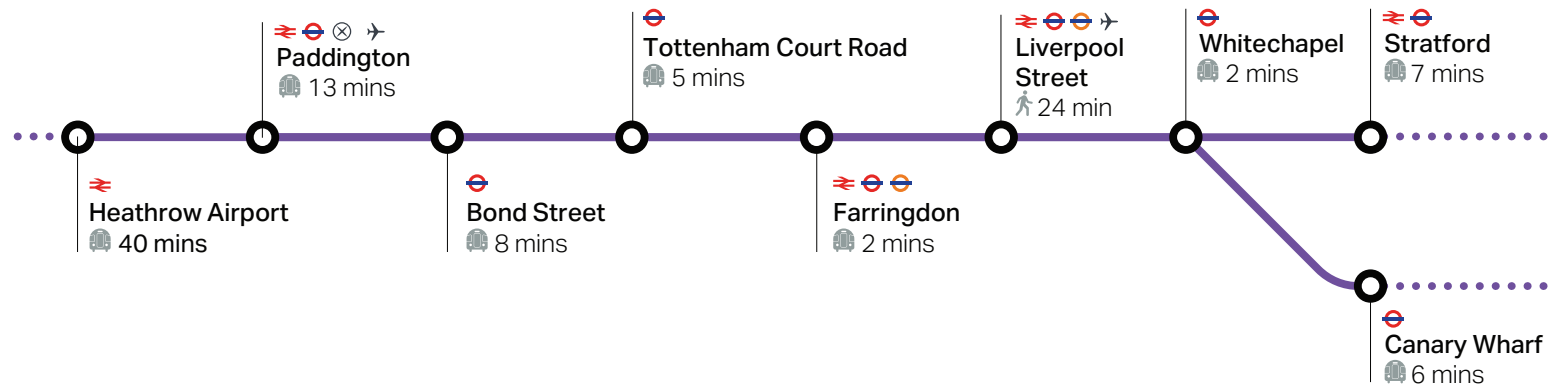
CONNECTIVITY

UNRIVALLED CONNECTIVITY









The property benefits from excellent transport links being within a five minute walk from Old Street Tube Station, providing easy access to the City core and West End.

From the building navigating the capital and travelling farther afield is easy with fast connections to all London's airports, and just two tube stops to the Eurostar service at St. Pancras International.

The areas connectivity is also enhanced by the new Elizabeth Line at Liverpool Street which is within walking distance or a direct bus from the building.



Source: Crossrail
Times when travelling from Liverpool Street station. Note, not all stations shown

- Old Street 5 Mins  
- Angel 8 Mins 
- Hoxton 10 Mins  
- Liverpool St 24 Mins   

FURTHER INFORMATION

TENURE

Virtual freehold.

PLANNING

The property is located in the London Borough of Hackney.

The property is / is not located in a Conservation Area.

The property is not listed.

EPC

A copy of the EPC is available upon request.

PROPOSAL

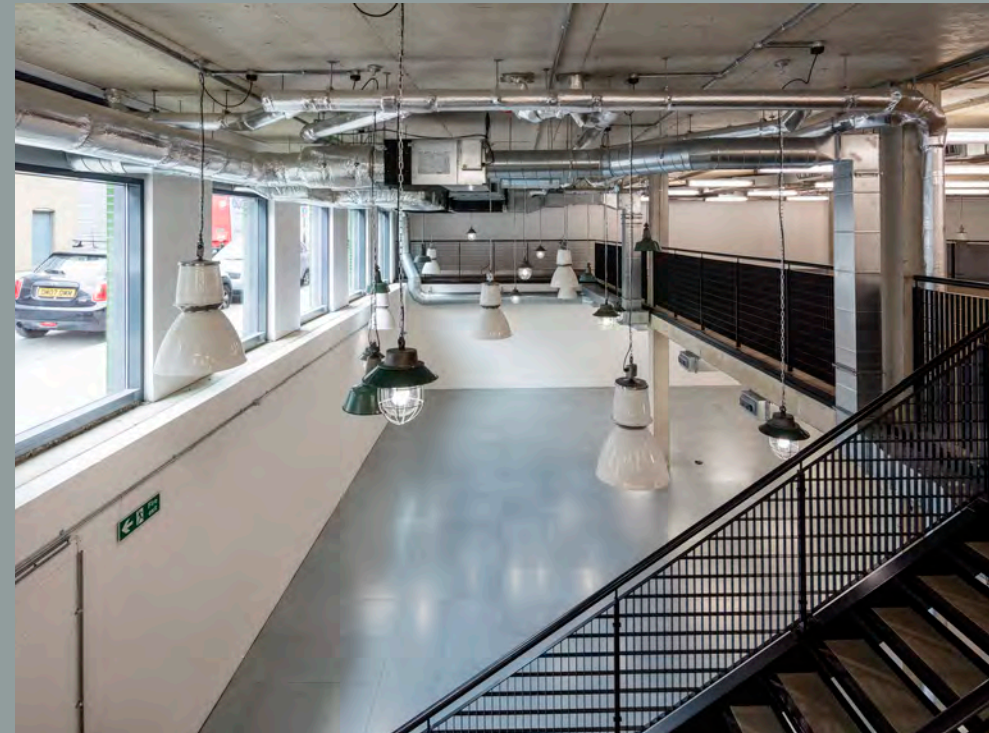
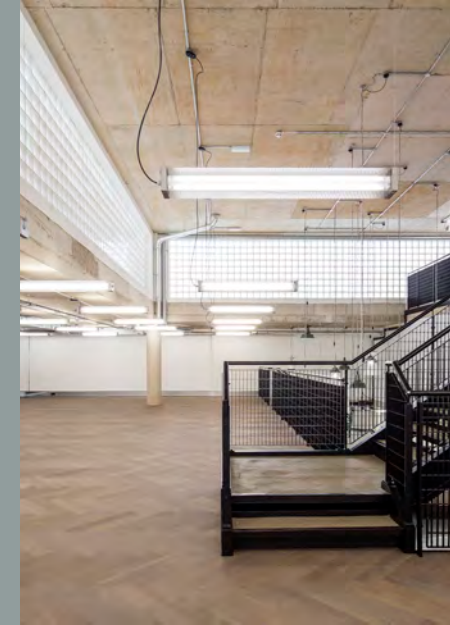
Offers are invited in excess of 3,950,000 / £462 PSF subject to contract and exclusive to VAT.

VIEWINGS

Strictly through sole agents:

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