

# 18 Wenlock Road, Old Street, London, N1 7TA

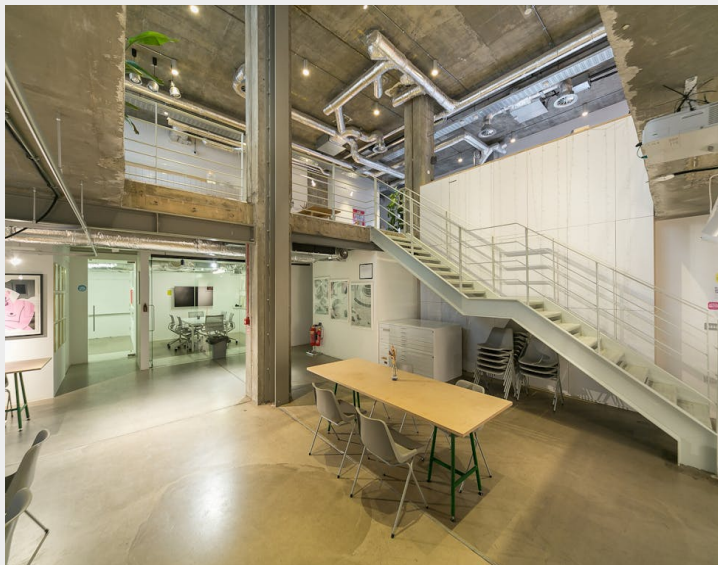
## FOR SALE

Office

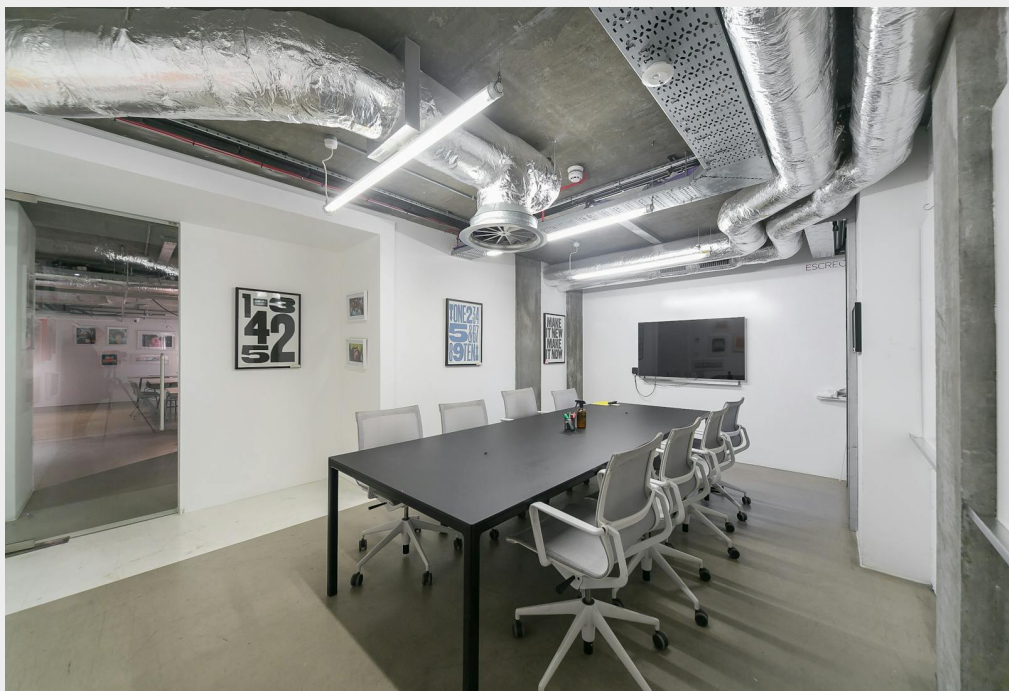
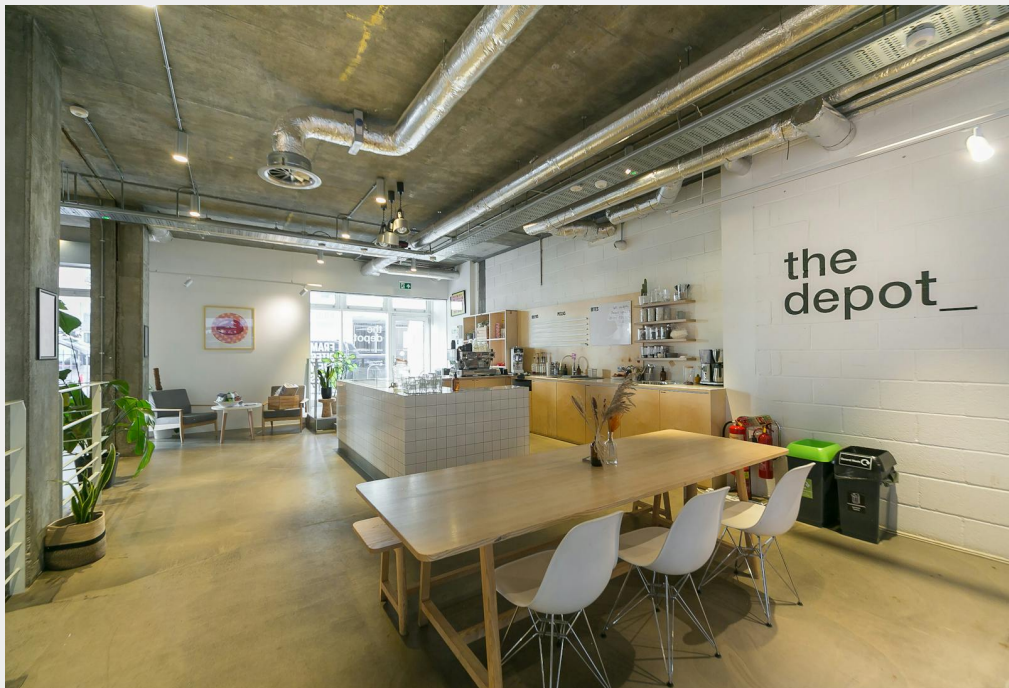
3,541 sq ft / 329 sq m

Offers in excess of £1,795,000

# Design-led flexible workspace with event space and cafe designed by award winning architects only a short walk to Old St and Angel stations



- Self contained duplex workspace with event space and cafe
- May suit healthcare, sports and fitness, nursery and showroom (subject to landlord's consent)
- Contemporary modern finishes
- Exposed concrete surfaces
- Polished concrete floors
- Impressive ceiling heights
- Full exposed ducted HVAC system
- External terraces
- Cycle storage & end of trip facilities

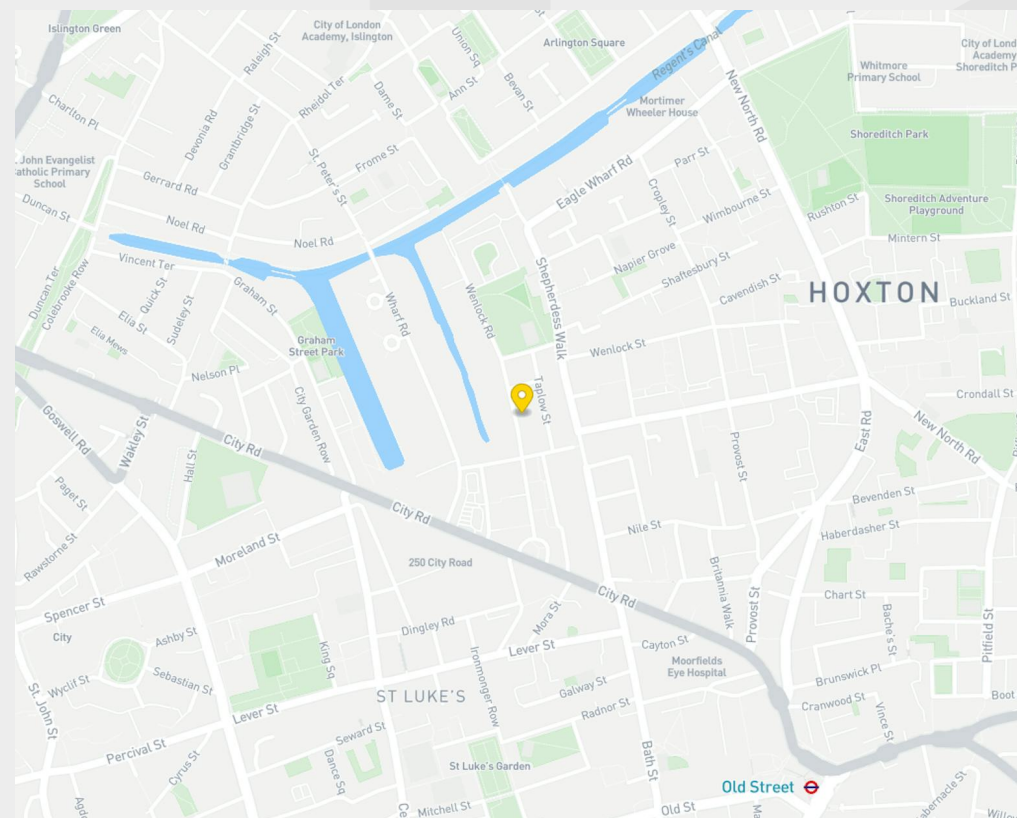


## Description

18 Wenlock Road is an impressive, self contained workspace offering mainly open plan accommodation arranged over two floors with further fitted meeting rooms and two enclosed terraces. The space features a large central staircase/atrium between the ground and lower ground floors with generous floor to ceiling heights, a coffee station & reception area, full HVAC system and contemporary warehouse style finishes.

## Location

The building sits on Wenlock Road in a thriving creative district a short walk north of Old Street Station on the northern edge of Shoreditch. The location is within easy reach of Moorgate/Liverpool Street and Angel stations providing further connectivity into the City, West End and beyond. The location is supported by a huge variety of retail, coffee, restaurant, bar, hotel, fitness and other leisure facilities.



## Accommodation / Availability

Unit	Sq ft	Sq m	Price	Rates payable	Service charge	Availability
Ground	2,013	187	-	On application	On application	Available
Lower Ground	1,528	142	-	On application	On application	Available
Unit - Enclosed Courtyard Garden	301	28	-	On application	On application	Available
Unit - Enclosed Forecourt	247	22.9	-	On application	On application	Available
Unit - NIA Total	3,541	329	£1,795,000.00	£15.03 /sq ft	£2 /sq ft	Available

### Tenure

Long Leasehold

### EPC

B

### VAT

Applicable

### Configuration

Fitted

### Contacts

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### Further Information

[View on Website](#)  
[Floor Plans](#)

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