

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

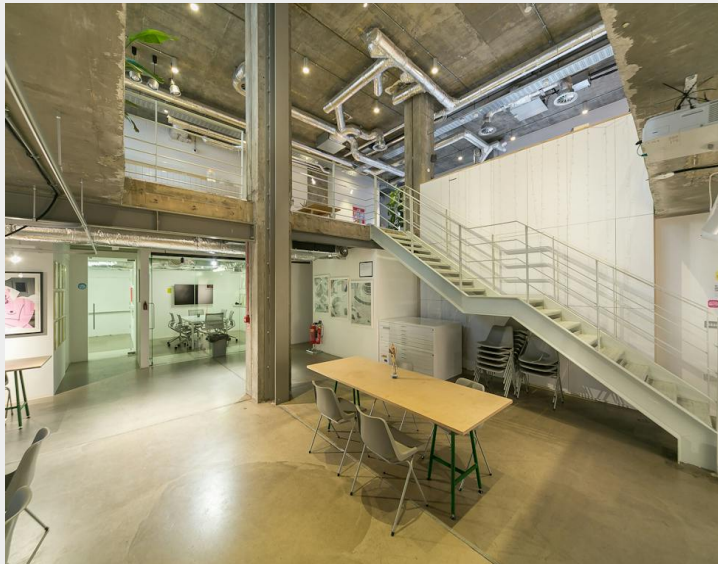
FOR SALE

Workspace with event space and cafe

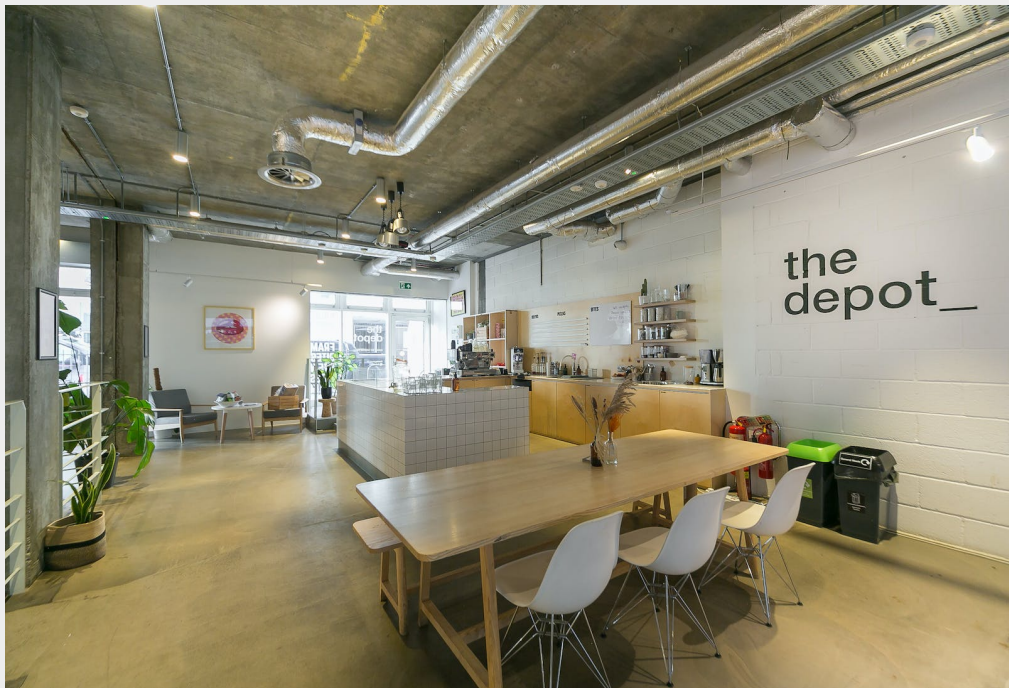
3,541 sq ft / 329 sq m

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

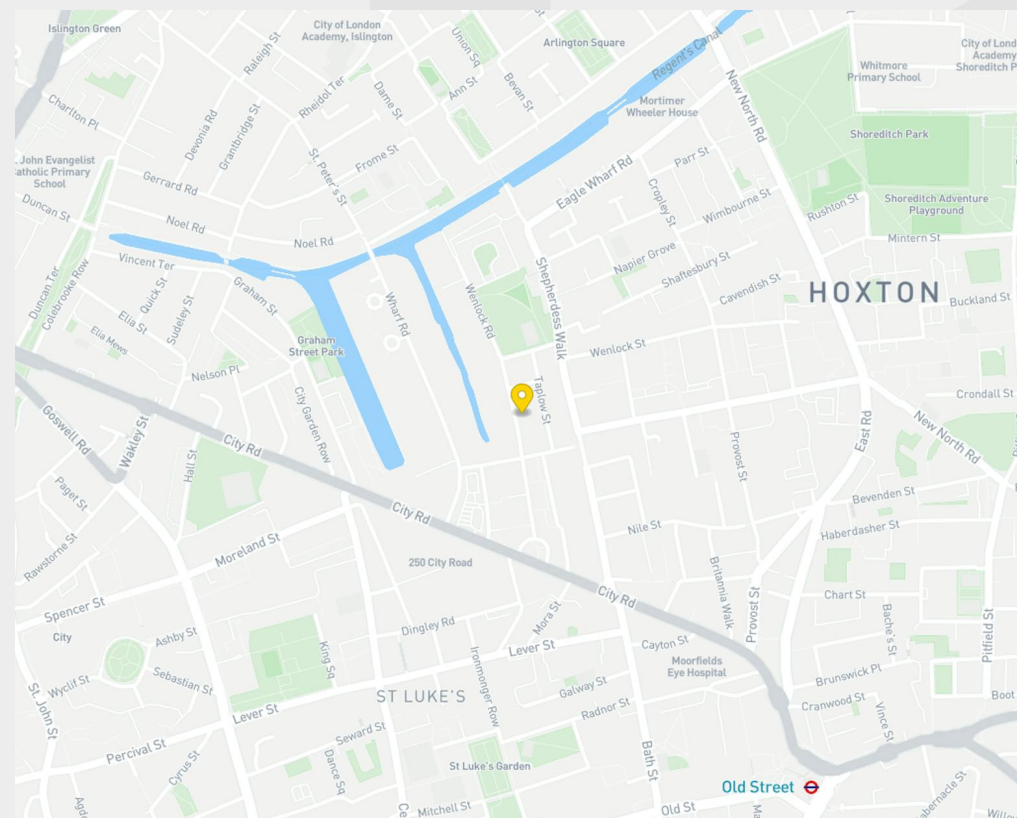


Description

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	£16.04 /sq ft	£2 /sq ft	Available

Tenure

Long Leasehold

EPC

B Rating

VAT

Applicable

Configuration

Fitted

Contacts

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Further Information

Floor Plans

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Existing Layouts

Ground Floor



Breakdown:

- Workspace for up to 60 people
- Event space holds up to 120 people
- Cafe space on entrance
- 1 x 6p Meeting Room
- 1 x 8p Lounge
- 1 x 8p Meeting Room
- 1 x 10p Meeting Room
- 3 x 6p Semi Private Meeting Booths
- Quiet working room for 5 people

Lower Ground Floor - Workspace Set Up



Lower Ground Floor - Event Space Set Up

