



**STIRLING
ACKROYD**

FOR SALE

**Royle Studios, Unit 1a,
41 Wenlock Road,
London, N1 7SG**

5,413 sq ft

**Newly refurbished fully
self contained canal side
office space**



VIDEO TOUR

stirlingackroyd.com



Description

41 Wenlock Road was constructed in 1937 of traditional brick and forms part of The Royle Building - a former paint works which has been recently refurbished to a high standard.

The property offers 5,413 sq ft of open plan warehouse office space along side the canal across basement, and ground floors. All the floors are partially fitted and include modern suspended lighting, excellent ceiling heights , VRV air conditioning and benefit from outstanding natural light throughout.

Location

Wenlock Road sits in a prime position , easily within walking distance of both Angel and Old Street Stations and a short cycle to Highbury & Islington, Liverpool Street and Kings Cross St Pancras stations making it the ideal location for connectivity into the city.

Alongside the fantastic range of travel options 41 Wenlock Road is well placed to try out the numerous gyms, bars, cafes and restaurants the surrounding area has to offer.

Key points

- Ground floor - 4,352 square feet
- Basement floor - 1,061 square feet
- Modern suspended lighting
- VRV Air Conditioning
- Excellent natural light
- Floor to ceiling heights in excess of 3m
- Newly refurbished
- Close to transport and local amenities





Rents, Rates & Charges

Price	£3,000,000
Rates	£15 per sq ft
Service Charge	£2.66 per sq ft
VAT	To be confirmed
EPC	On application

Viewing & Further Information



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