

**THE ROYLE BUILDING
WENLOCK BASIN
LONDON N1**

**FORTY
ONE
WENLOCK
ROAD**

**7,879 SQ FT
SELF-CONTAINED
OFFICE FOR SALE**

A RARE CANAL-SIDE OFFICE OPPORTUNITY FOR SALE



- 7,879 sq ft fully refurbished open plan warehouse offices in a canal side setting arranged over basement, lower ground and ground floors.
- Located within 10 minutes' walk from both Old Street and Angel Stations or 10 minutes Cycle from both Liverpool Street and Kings Cross Stations.
- Long Leasehold for a term of 125 years expiring 20th June 2123.
- Seeking offers in excess of **£5,750,000 (Five Million Seven Hundred and Fifty Thousand Pounds)** plus VAT.

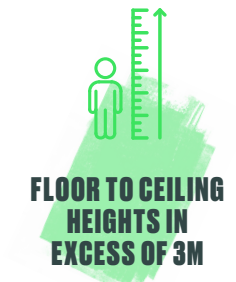
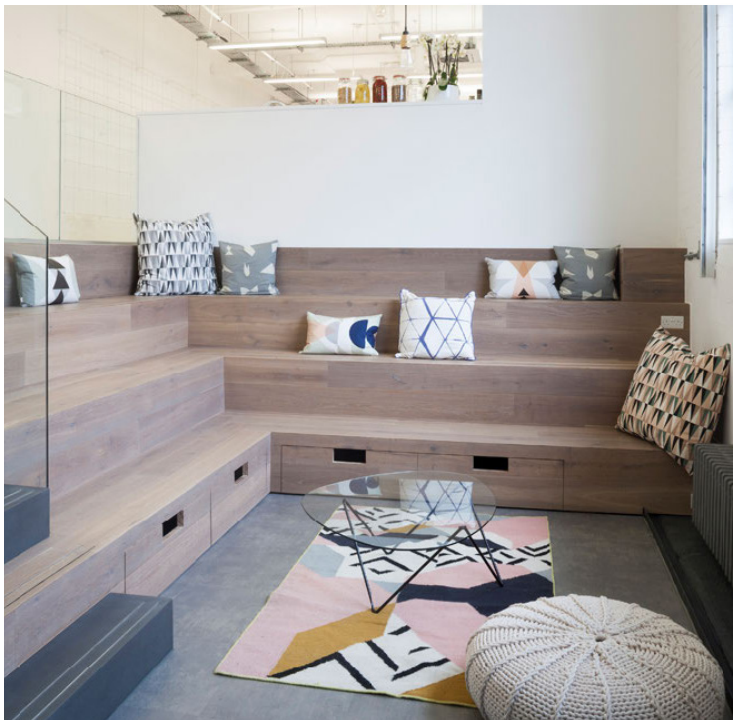


BUILDING SPECIFICATION

A TRADITIONAL FORMER PRINT WORKS BUILDING

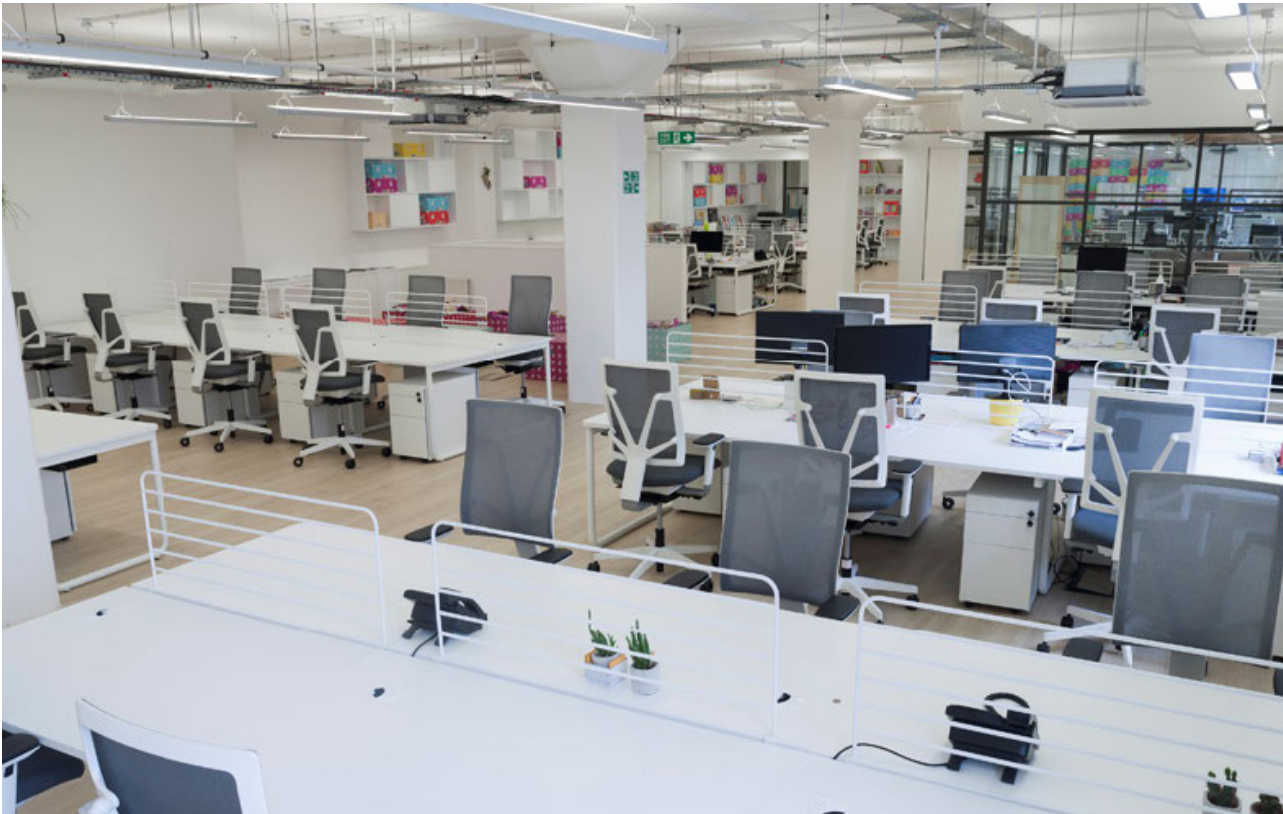
41 Wenlock Road comprises a fully self-contained and partially-fitted office unit situated at the North end of Wenlock Road, fronting the Wenlock Basin.

Constructed in 1937 of traditional brick, the property comprises 7,879 sq ft of office accommodation arranged over basement, lower ground and ground floors. The property forms part of The Royle Building, a former print works and has recently been comprehensively refurbished.



Furniture is not included.

A SPACE TO MAKE YOUR OWN



Furniture is not included.

ACCOMMODATION

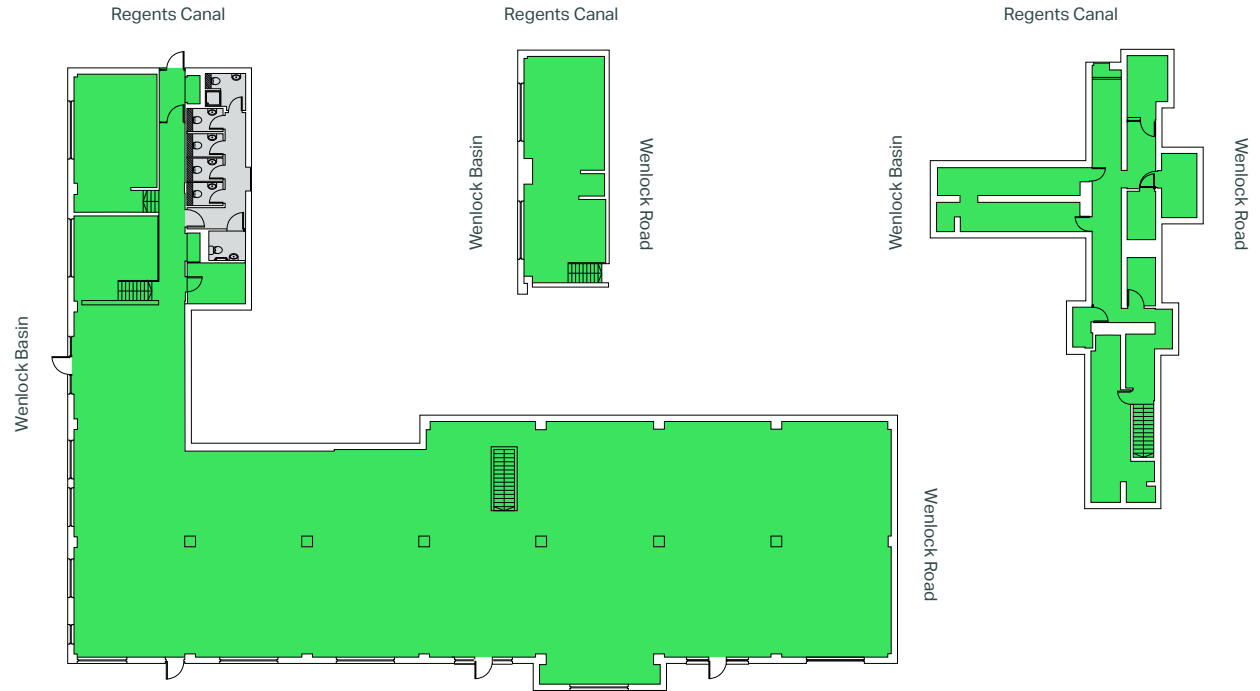
SPACIOUS, SELF-CONTAINED OFFICE UNIT



UNIT 1 - GROUND
6,316 SQ FT / 587 SQ M

UNIT 1 - LOWER GROUND
502 SQ FT / 47 SQ M

UNIT 1 - BASEMENT
1,061 SQ FT / 99 SQ M



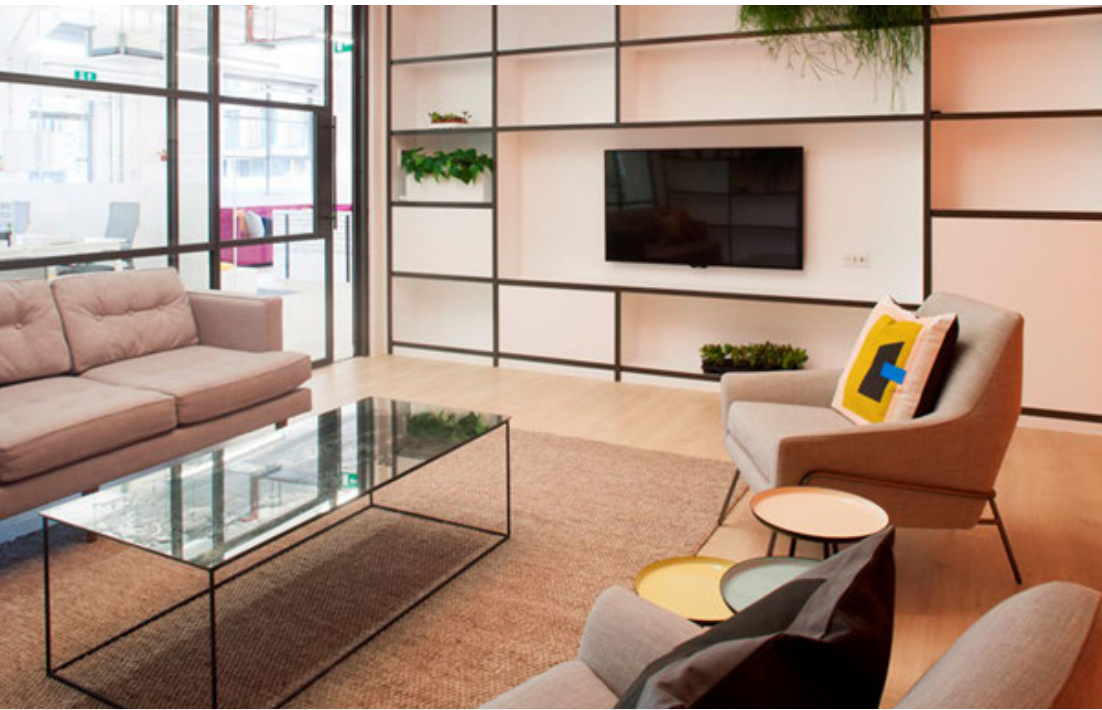
Plan not to scale. For indicative purposes only.



TENANCY SCHEDULE

UNIT	DEMISE	SQ FT	SQ M
1	Ground Floor	6,316	587
	Lower Ground Floor	502	47
	Basement	1,061	99
TOTAL		7,879	733

Furniture is not included.



**CANAL SIDE
SPACE WITH
GREAT
POTENTIAL**



Furniture is not included.

LOCAL AREA

EXCEPTIONAL RANGE OF LIFESTYLE AMENITIES

Located near Old Street and Angel, the area boasts a wide array of bars, restaurants, cafés and retail spots all within walking distance.



Chapel Street Market, Angel



Gloria, Old Street



Shoreditch Grind, Old Street



Camden Passage, Angel

Leading the way with evolving food, fashion and home to a mix of retail, culture and social amenities, Old Street means occupiers get to enjoy the things they want, whenever they want.

Just down the river in Angel, you will find bustling Chapel Market with artisan street food stalls and market favourites – whilst in Camden Passage antique treasures and contemporary homeware sit alongside fashion boutiques and established local restaurants.

Upper Street and the roads branching from it, offer some of London's most celebrated arts venues and diverse retail amenities - all the way from Angel to Highbury Corner.

SITTING IN A PRIME POSITION FOR CONNECTIVITY



*Travel times according to TFL.

Bars & restaurants

- | | |
|------------------------|---------------------------|
| 1. Byron | 17. Popolo |
| 2. Oldroyd | 18. Serata Hall |
| 3. Banana Tree | 19. St Leonards |
| 4. The Breakfast Club | 20. Gloria |
| 5. Frederick's | 21. Draft House |
| 6. Wenlock & Essex | 22. Nightjar |
| 7. Brewhouse & Kitchen | 23. Tayēr & Elementary |
| 8. The Gate | 24. Lantana |
| 9. Chapel Market | 25. Ozone Coffee Roasters |
| 10. Plaquemine Lock | 26. Pasta Nostra |
| 11. Sushi Show | 27. Shoreditch Grind |
| 12. Blacklock | 28. The Eagle |
| 13. Bone Daddies | 29. Bodean's BBQ |
| 14. Breddos | 30. The Wenlock Arms |
| 15. Ceviche | 31. The Narrowboat |
| 16. Passo | 32. Earl of Essex |

Gyms

- | | |
|--------------------------|----------------------|
| 33. The Foundry | 38. Revolution |
| 34. 9Round | 39. Otium |
| 35. London Fight Factory | 40. GymBox |
| 36. Fitness First | 41. Energie Fitness |
| 37. Virgin Active | 42. CrossFit City Rd |



FORTY ONE WENLOCK ROAD

FURTHER INFORMATION

TENURE

Long Leasehold for a term of 125 years expiring 20th June 2123 (102 years unexpired).

EPC

Available on request.

VAT

The property is elected for VAT.

PROPOSAL

Seeking offers in excess of £5,750,000 plus VAT.

GROUND RENT

£680 per annum (subject to fixed review).

VIEWINGS

Strictly through joint sole agents:

Brett Sullings
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