



FOR SALE

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

2,466 sq ft

Self contained, canal side
office space for sale.



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 recently been comprehensively refurbished.

The available space offers 2,466 sq ft of open-plan, warehouse office space on the ground floor. The floor is partially fitted and includes modern suspended lighting, excellent floor to ceiling height, VRV air conditioning and benefits from outstanding natural light throughout. The office benefits from a canal side setting and direct access on the the Regents Canal

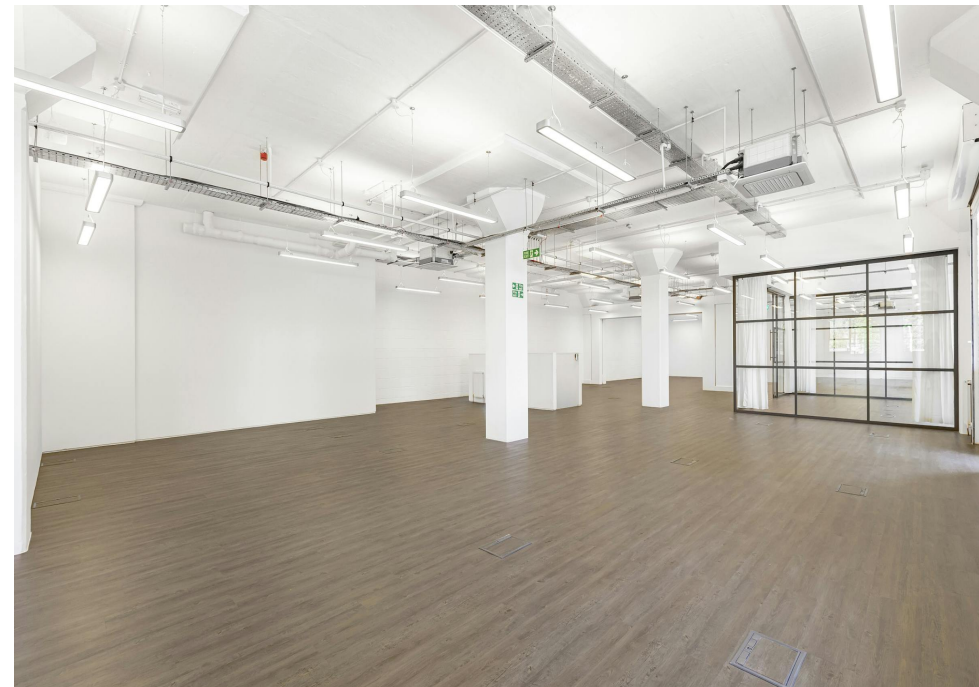
Location

Wenlock Road sits in a prime position, easily within walking distance of both Angel and Old Street Stations and a short cycle to Highbury and 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-positioned to try out the numerous gyms, bars, cafes and restaurants the surrounding area has to offer.

Key points

- Ground floor - 2,466 square feet
- Modern suspended lighting
- VRV Air Conditioning
- Excellent natural light
- Floor to ceiling 3m +
- Newly refurbished
- Canal side setting
- Close to transport links and local amenities

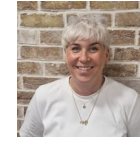




Rents, Rates & Charges

Price	Offers in excess of £1,500,000
Rates	£18.12 per sq ft
Service Charge	£2.66 per sq ft
VAT	To be confirmed
EPC	On application

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com

Rachel Kiddie (Deleted)
020 3967 7628
rkiddie@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Joint Agents

Compton (Joint Agent)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 22/07/2024