



**Unit 15-16**

**7 Wenlock Road, N1 7SL**

**REFURBISHED AND  
FULLY FITTED  
SHOREDITCH OFFICE  
FOR SALE**

**1,058 sq ft**  
(98.29 sq m)

- Fully fitted
- Modern fit out
- Floor to ceiling windows
- Lift
- Kitchen
- Part carpeted, part wooden flooring

# Unit 15-16, 7 Wenlock Road, London, N1 7SL

## Description

A newly fitted 2nd floor office floor for sale, comprising an open plan workspace with fitted reception, meeting room and kitchen. Finished to a superb standard and available immediately.

Additionally the 3rd floor office could be sold by negotiation which is a similar sized unit – details on application

## Location

The property is within the Old Street district, with Old Street Roundabout to the east and Angel within a 5/10-minute walk. The area is very well served by numerous cafés, bars, restaurants and hotels such as the Montcalm and The Z, Nandos, Bodeans, Pret and Sainsburys.

## Specification

Excellent natural light

Meeting room

Kitchen

Passenger lift

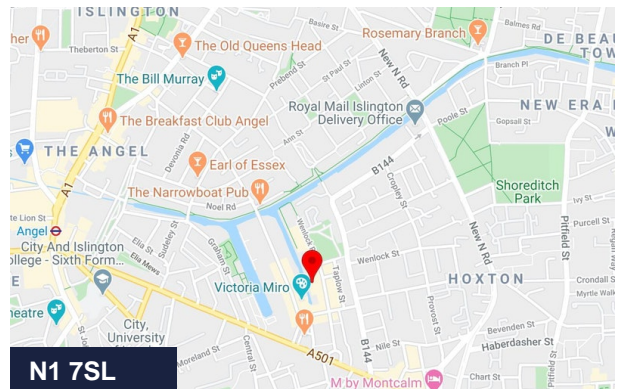
Raised floor

999 year lease

Recently refurbished second floor

## Viewings

By appointment only



## Summary

Available Size	1,058 sq ft
Price	£795,000
Rates Payable	£11,930 per annum
Service Charge	£3,770 per annum
EPC Rating	Upon Enquiry

## Viewing & Further Information



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