

**MEDIA STYLE OFFICE  
SPACE**

**FOR RENT / SALE**

**WENLOCK ROAD  
HOXTON  
N1**

**4,788 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**



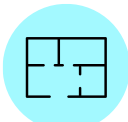
## DESCRIPTION

Situated on the lower ground floor of a striking mixed-use building, the premises is fully fitted with power and data cabling, 4 meeting rooms / private offices and a fully fitted kitchenette. Access is via an impressive reception area with a concierge.

## FULLY FITTED MEDIA STYLE OFFICE SPACE/ E-CLASS USE



## AMENITIES



OPEN PLAN



SELF-CONTAINED



CONCIERGE



BIKE RACKS



E CLASS USE



COURTYARD



AIR CONDITIONING



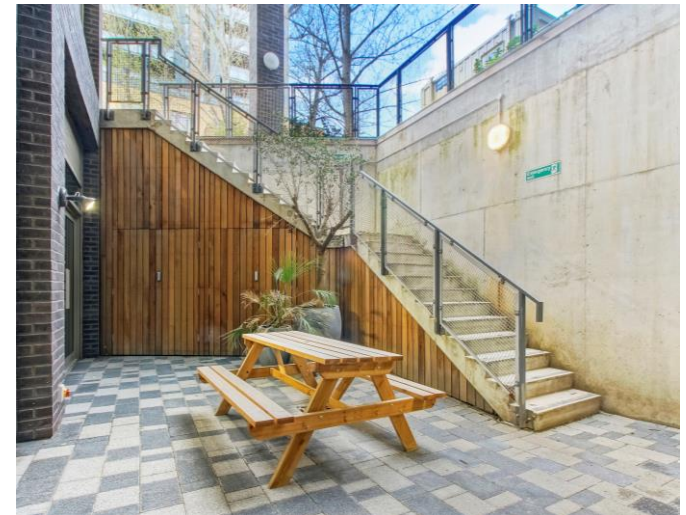
SHOWERS



FULLY FITTED

# BELCOR

17-21 WENLOCK ROAD  
HOXTON, N1



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17-21 WENLOCK ROAD  
HOXTON, N1

## TRANSPORT

Old Street - 10 mins



Angel - 18 mins



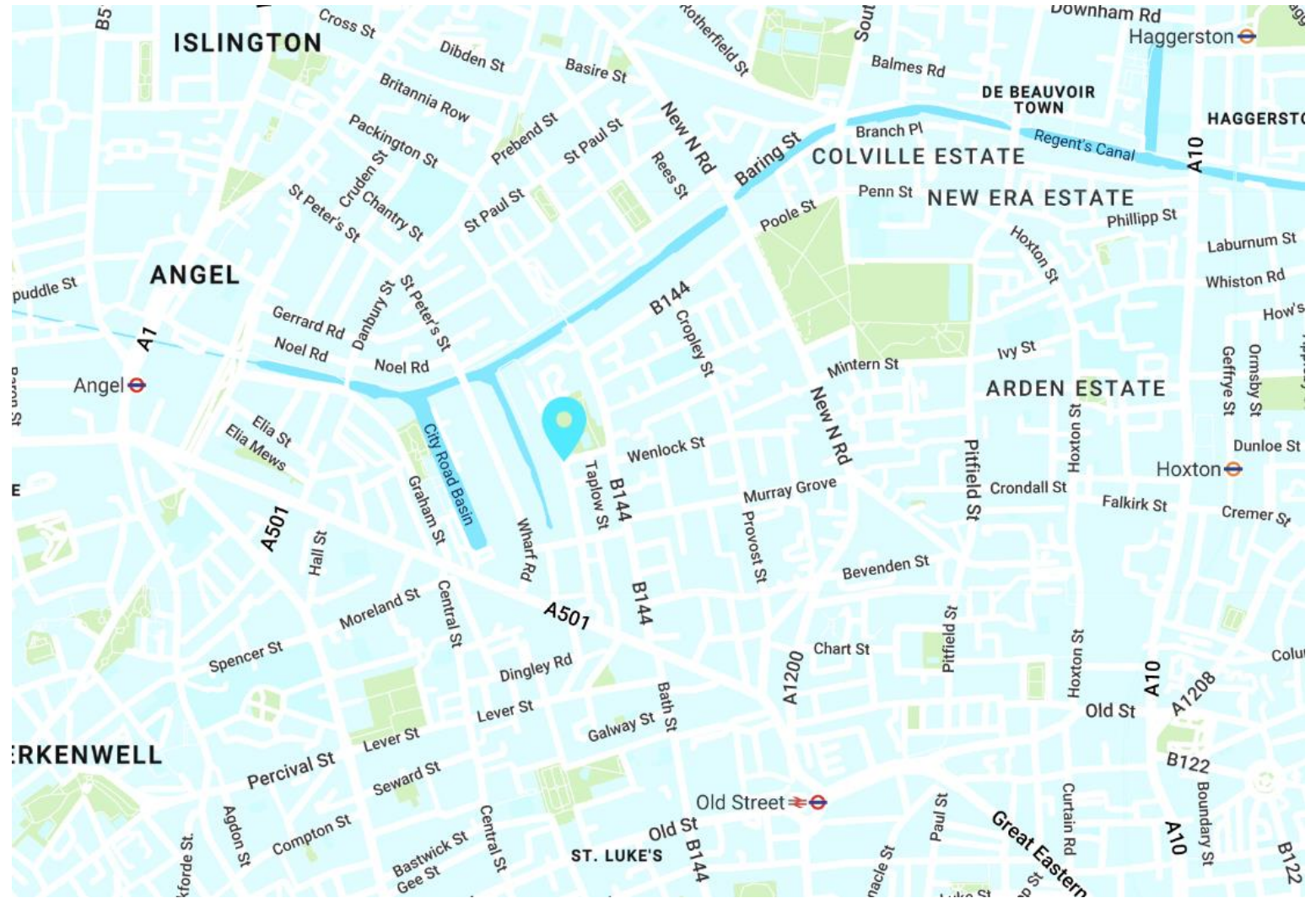
Hoxton - 20 mins



## AREA

Located moments from Wenlock Basin on Wenlock Road, the property is situated within short walking distance from Old Street Roundabout, Hoxton Square and Angel Islington. The area is surrounded by a host of tech and creative office occupiers.

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL
Unit C	4,788	Available	£35.00	£7.21	£4.00	£18,437.79

UNIT	SIZE (SQ FT)	STATUS	GROUND RENT	TERM	PRICE (PSF)	TOTAL
Unit C	4,788	Available	Nil	999 year leasehold from 2017	£495.00	£2,375,000

## LEASE

Sublease available for a term till 30<sup>th</sup> June 2026.

## TIMING

Available immediately.

## CONTENT

View on our website



## RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

## VAT

VAT is applicable.

## BELCOR

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### MARCUS GODFREY AGENCY



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