



1-3 Wenlock Road

Islington, N1 7SL

Superb ground floor self
contained fitted units
moments from Old Street

1,200 sq ft
(111.48 sq m)

- Fully Fitted
- Air Conditioning
- Full Access Raised Floor
- LED Lighting
- Feature Break Out Spaces
- Newly Constructed in 2018

1-3 Wenlock Road, Islington, London, N1 7SL

Summary

Available Size	1,200 sq ft
Rent	£57,000 per annum
Business Rates	TBC
EPC Rating	Upon Enquiry

Description

The property was newly fitted from shell and core in 2018 and comprises two separate units fronting Wenlock Road and Micawber Street. The available spaces have been fitted out to a high standard in a mixture of open plan, meeting rooms and feature break out spaces. The units can be let individually or as whole on flexible terms. The long leasehold of both properties is also available.

Location

The building is located on the eastern side of Wenlock Road at its junction with Micawber Street.

Excellent café, restaurant and retail amenities are provided in the immediate vicinity in and around Old Street, Clerkenwell and Angel

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - South	1,200	111.48	Available
Total	1,200	111.48	

Viewings

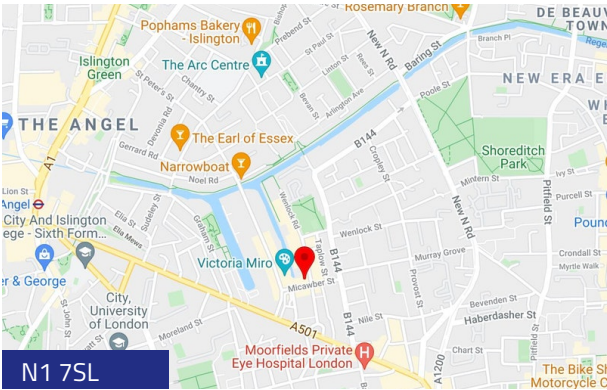
Strictly through Robert Irving Burns & Edward Charles & Partners

Terms

A New Lease Direct with the Long Leaseholder

Video

- Main Office - <https://my.matterport.com/show/?m=bkKQ1qgme3f>
- Reception - <https://my.matterport.com/show/?m=FK1jfQc4YLG>



Viewing & Further Information

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Misrepresentation Act 1967.
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