

Wenlock
Works ^{N1}

Thinkers. Makers. Explorers.

TWO UNITS OF CONTEMPORARY WORKSPACE

Welcome to Wenlock Works, two thoughtfully refurbished units of workspace by Buckley Gray Yeoman Architects, less than 10 minutes from Old Street Roundabout and perfectly situated between Shoreditch and Islington.



SELF-CONTAINED UNITS



OPEN PLAN CAT A



FULLY FITTED OPTION CAT B



24 CYCLE SPACES & 28 LOCKERS



FIBRE ENABLED



NEWLY INSTALLED AIR-CONDITIONING



WIREScore "GOLD"

BREEAM®

BREEAM "EXCELLENT"



EPC B



1



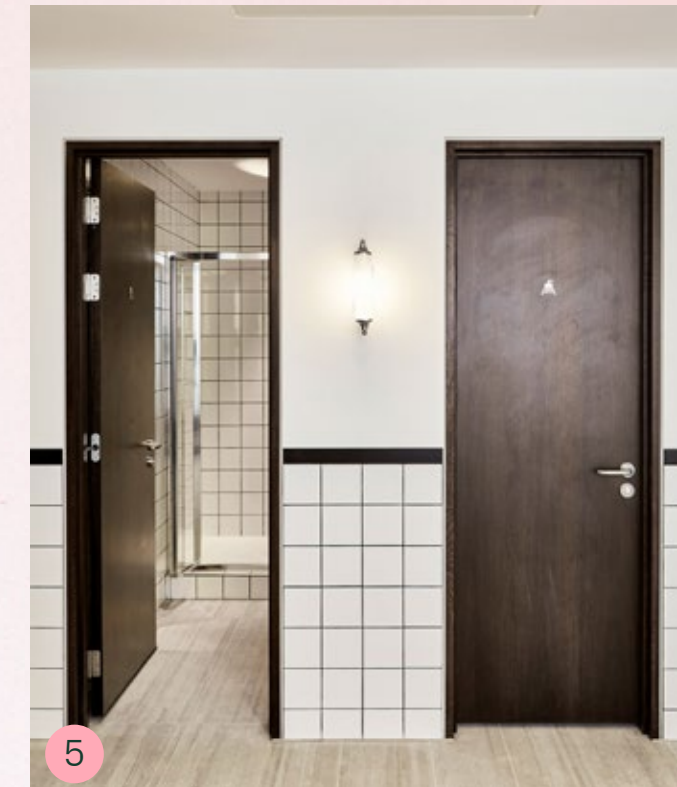
2



3



4



5



6



7

- 1. Reception Lobby
- 2. Reception Lobby
- 3. Reception
- 4. Office Space

- 5. Showers
- 6. Bathroom
- 7. Cycle Storage

Connect. Create. Thrive.

LIFE ON SILICON ROUNDABOUT



- 1.** City Road
- 2.** The Breakfast Club
- 3.** Regents Canal
- 4.** Manteca
- 5.** Ristorante Gloria
- 6.** Whitecross Market
- 7.** Shoreditch Grind

EAST LONDON'S INNOVATION HUB.

Centrally located a short walk from Old Street Station, Wenlock Works sits amid East London's thriving tech hub on Silicon Roundabout. As well as being only a few minutes walk from Regent's Canal, it's proximity to Shoreditch and Islington connects it with two of the city's most vibrant neighborhoods.

YOUR NEW NEIGHBOURS



WALKING TIMES

CYCLE TIMES

Old Street 8 mins

Islington _____ 6 mins

Angel 18 mins

Shoreditch _____ 7 mins

Essex Road 20 mins

Farringdon _____ 8 mins

Hoxton 23 mins

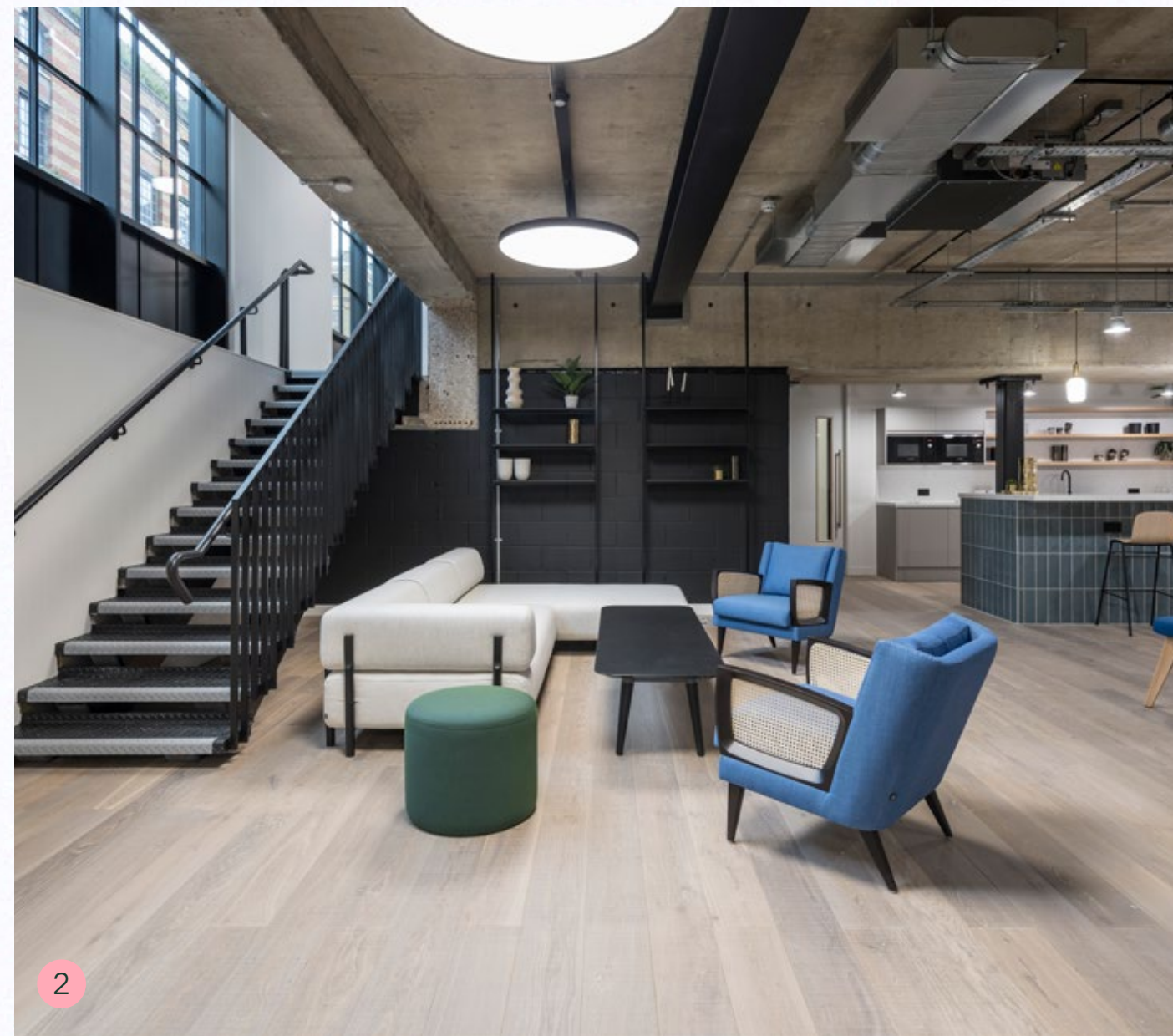
London Bridge _____ 14 mins

Unit 1: Self Contained & Fully Fitted

12,583 SQ FT "PLUG AND PLAY"



1

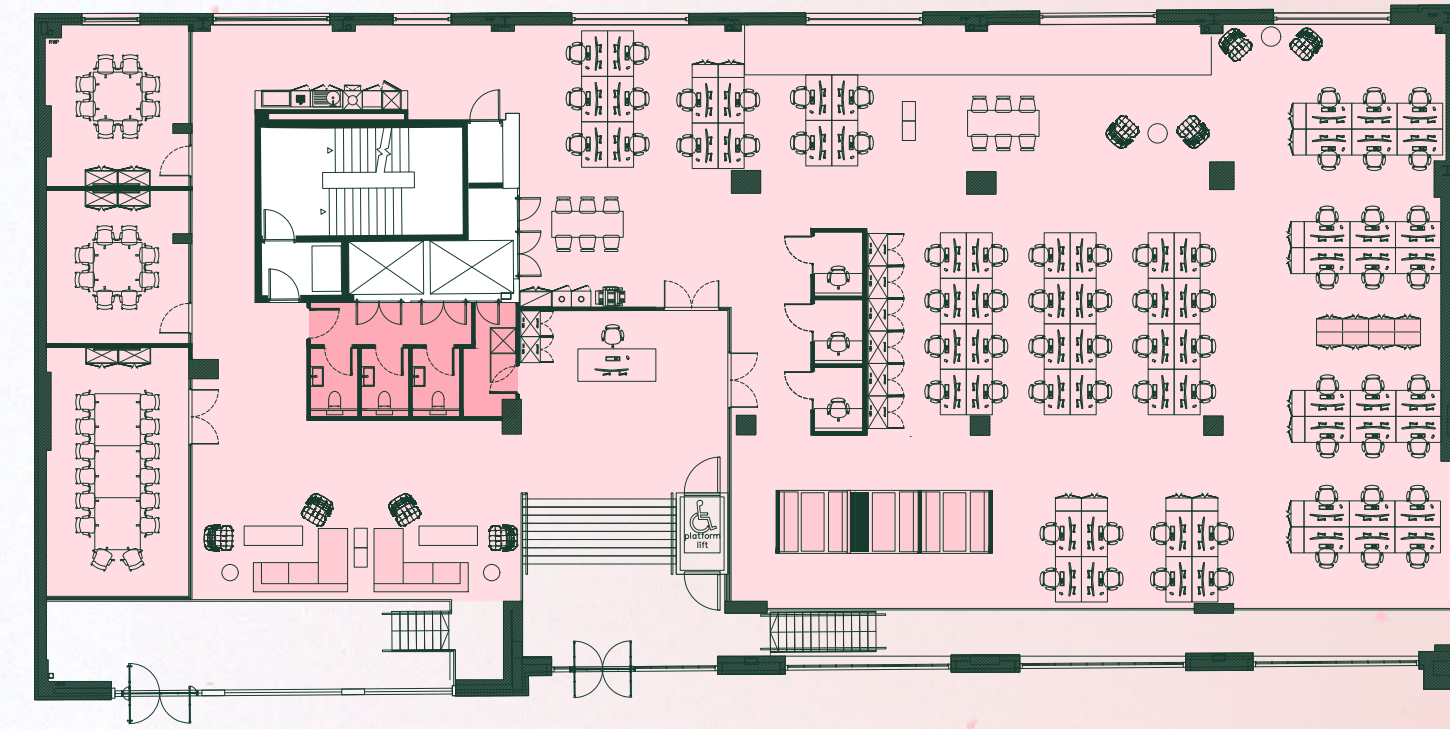


2

1. Unit 1 Ground Floor

2. Unit 2 Lower Ground Floor

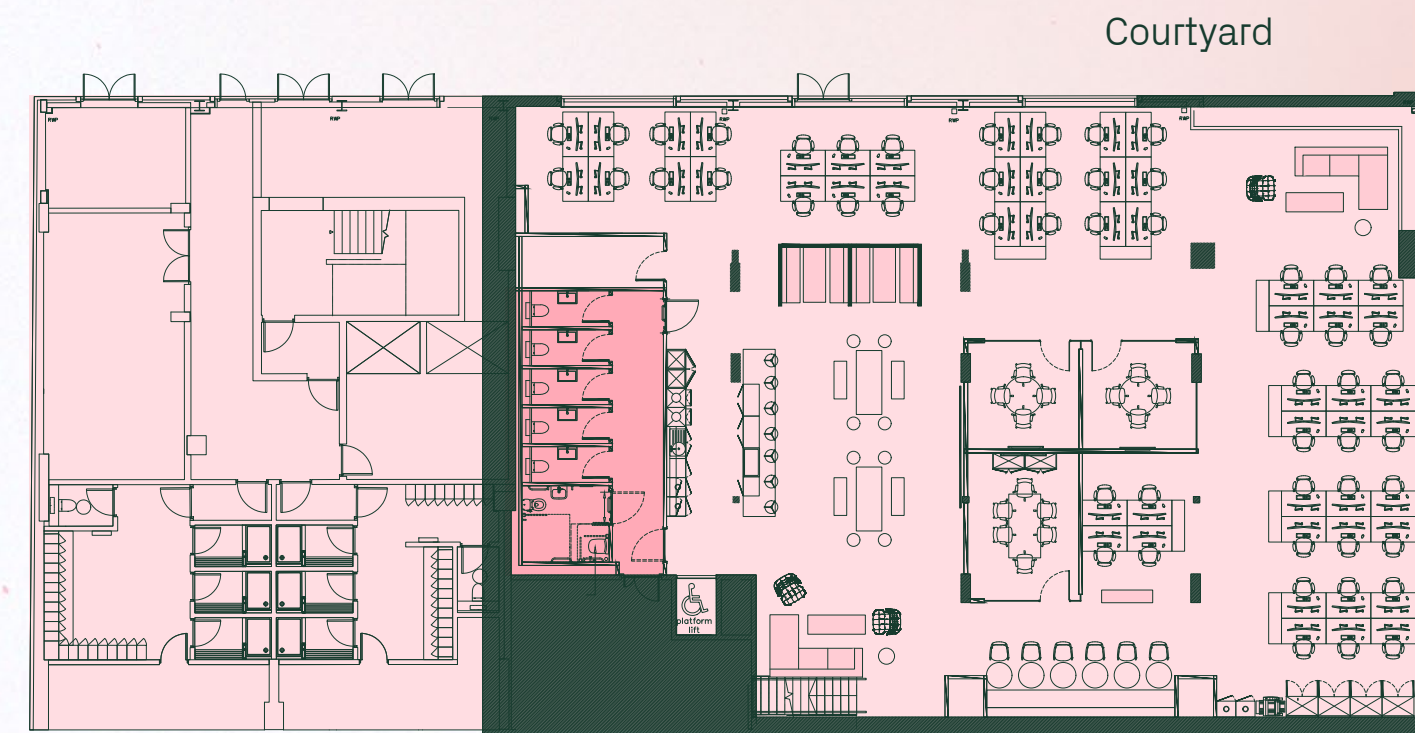
UNIT 1: GROUND



Current Layout

- 68 Desks
- 3 Meeting Rooms
- 1 Teapoint
- 1 Breakout Area
- 6 Hot Desks
- 3 Open Booths
- 1 Breakout Area
- 2 WCs

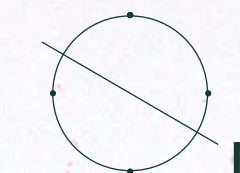
UNIT 1: LOWER GROUND



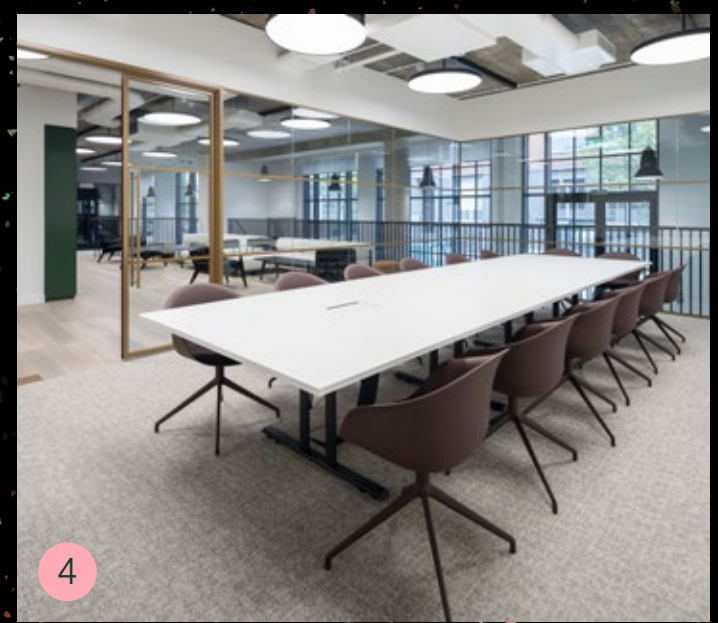
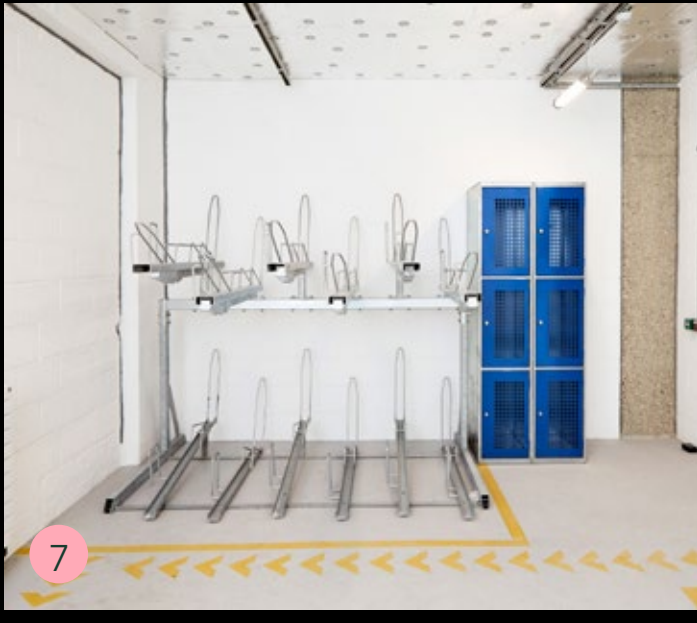
Current Layout

- 54 Desks
- 4 Meeting Rooms
- 1 Teapoint
- 1 Breakout Area
- 2 Free standing pods
- 2 Open Booths
- 1 Shower
- 6 WCs
- Access to Rear Courtyard

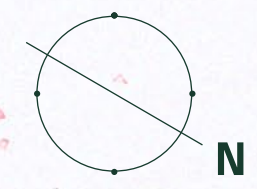
UNIT	FLOOR	SQ FT	SQ M	SPECIFICATION
	Ground	7,104	660	Fully Fitted
1	LG	5,479	509	Fully Fitted
	Total	12,583	1,169	Fully Fitted



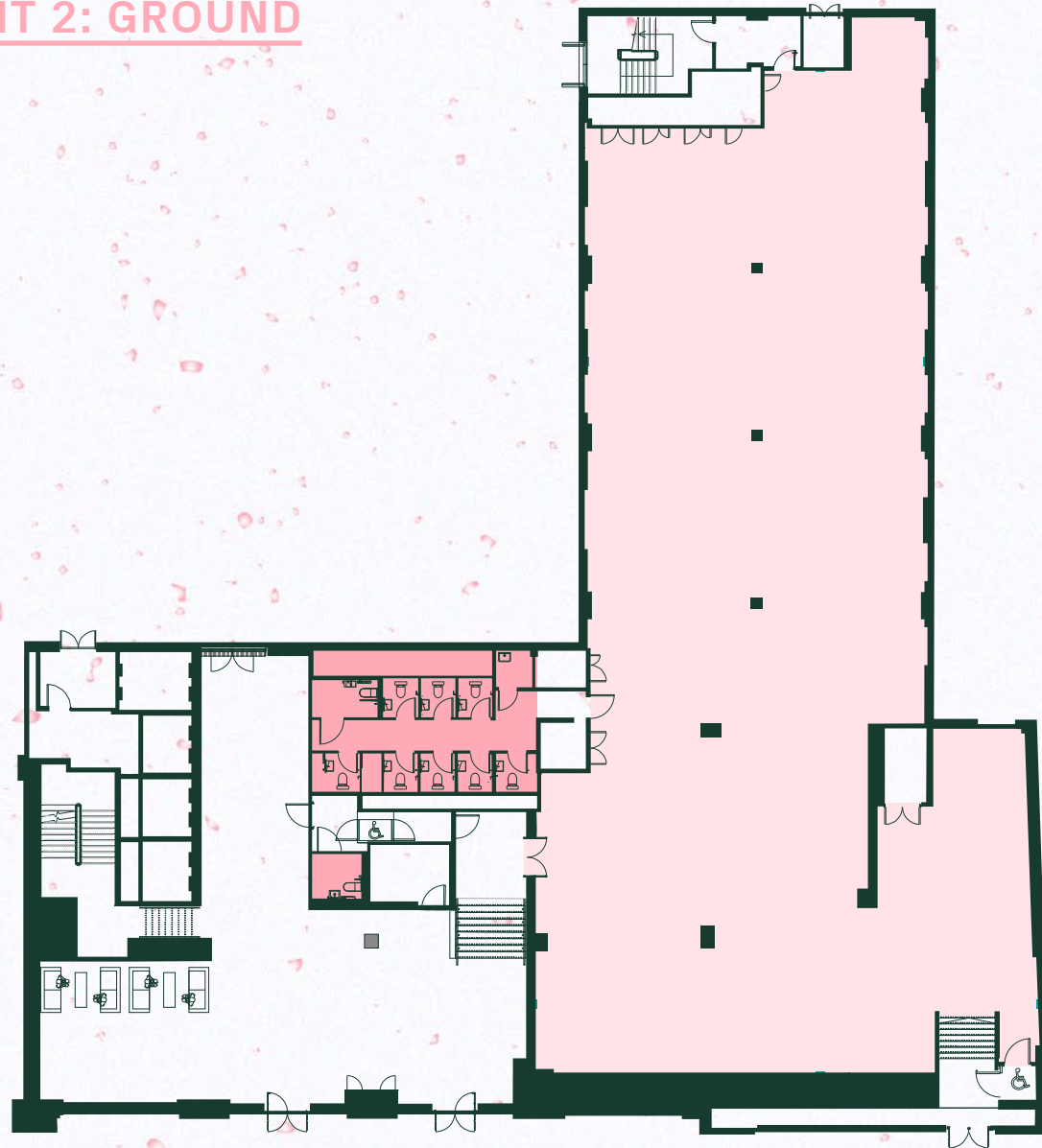
UNIT 1 - FULLY FITTED "PLUG AND PLAY"



- 1. Kitchen Area
- 2. Open Booths
- 3. Desk Space
- 4. Meeting Room
- 5. WCs
- 6. Break-Out Space
- 7. Bike Storage
- 8. Plug & Play



UNIT 2: GROUND



UNIT 2: LOWER GROUND



Unit 2: Self Contained Cat A unit

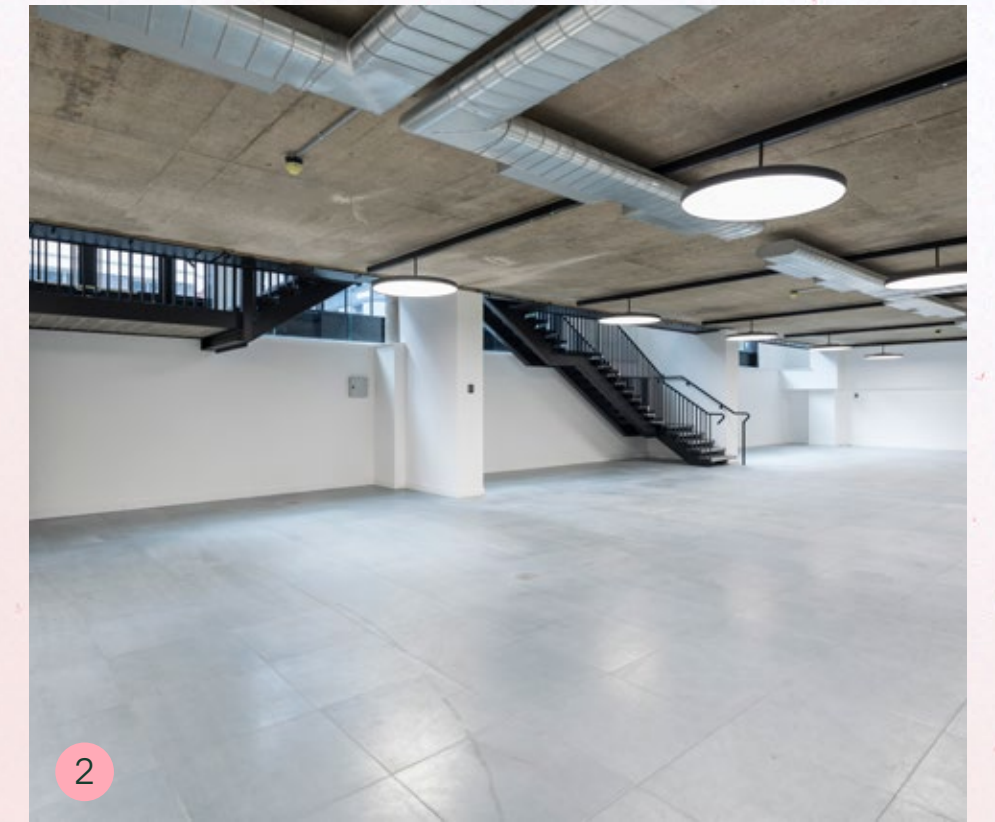
SUITABLE FOR A VARIETY OF USES

UNIT	FLOOR	SQ FT	SQ M	SPECIFICATION
	Ground	7,442	691	Cat A
2	LG	3,310	308	Cat A
	Total	10,752	999	Cat A

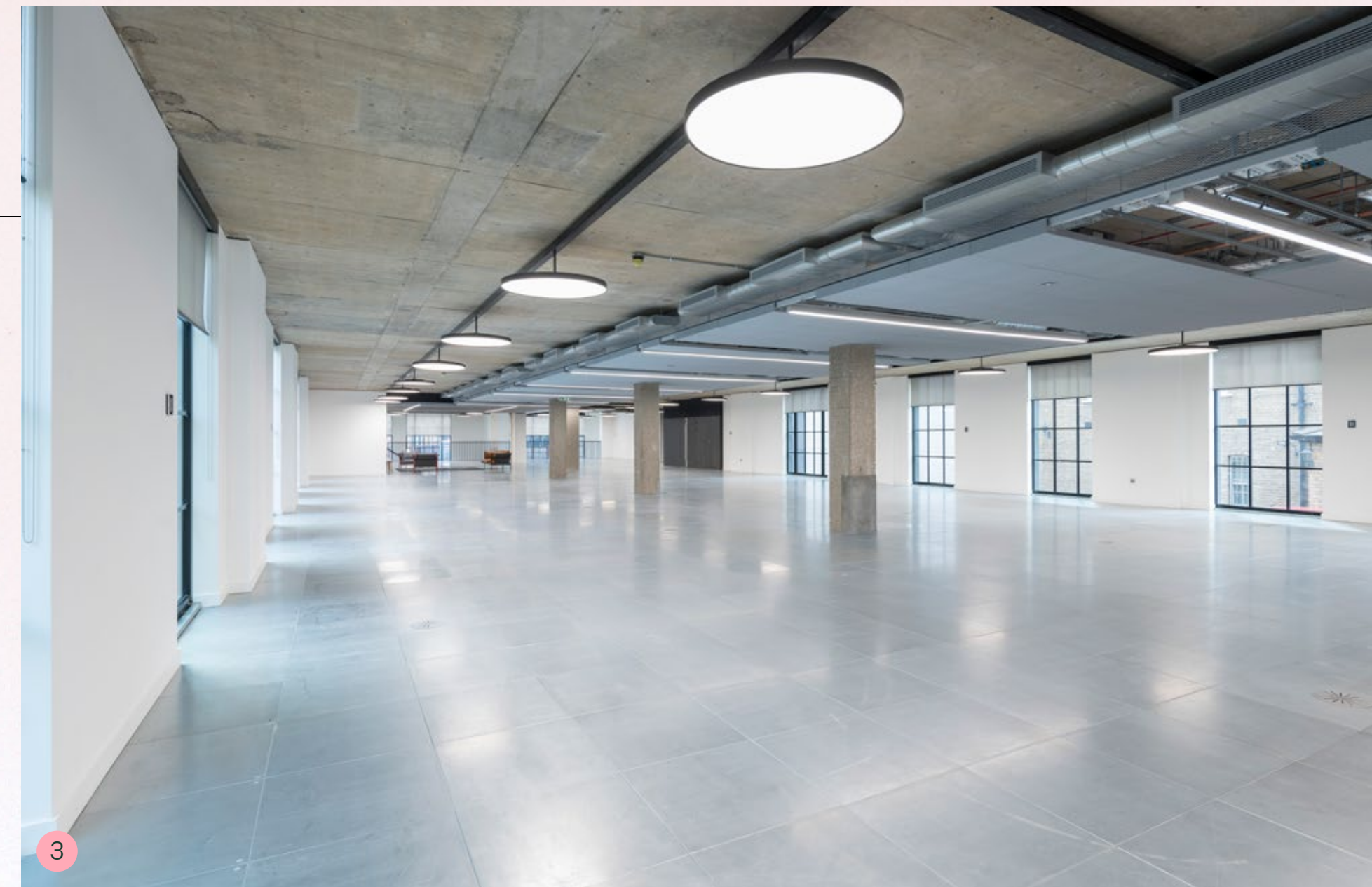
- 1. Unit 2 Ground Floor
- 2. Unit 2 Lower Ground Floor
- 3. Unit 2 Ground Floor



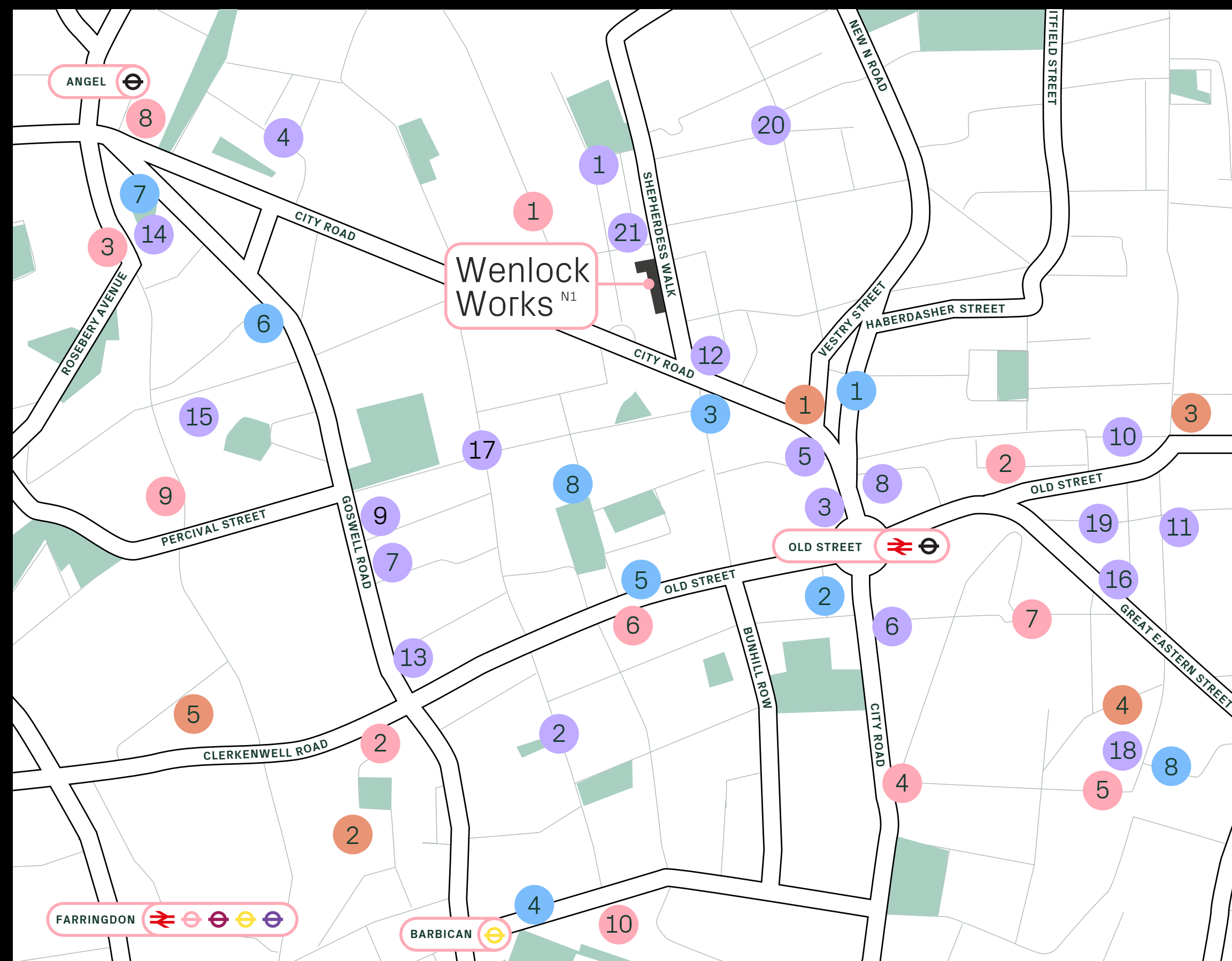
1



2



3



● **THINGS TO DO**

1. Victoria Miro Gallery
2. The Charterhouse
3. Sadlers Wells
4. Flight Club
5. Junkyard Golf Club
6. Sway Gallery London
7. The Old Street Gallery
8. Candid Arts Trust
9. Islington Museum
10. Barbican Centre

● **EAT & DRINK**

1. The Wenlock Arms
2. Whitecross Market
3. Grind
4. The Tamil Crown
5. Honest Burger
6. Lantana Cafe
7. Goswell Road Coffee
8. Nightjar
9. The Old Ivy House
10. The Breakfast Club
11. The Blues Kitchen
12. The Eagle
13. Breddos Tacos

14. The Gate Islington
15. The Great Chase
16. Gloria
17. The Corner Bar
18. Queen of Hoxton
19. Blacklock Shoreditch
20. Cafe Mandalay
21. William IV

● **HOTELS**

1. Montcalm East
2. Malmaison London
3. Old Street Courthouse
4. The Curtain
5. The Zetter Clerkenwell

● **WELLNESS**

1. Yoga Union
2. F45 Old Street
3. MoreYoga
4. Nuffield Health Barbican
5. Gymbox Old Street
6. The Gym Angel
7. Virgin Active
8. Ironmonger Row Baths
9. BLOK Shoreditch

FURTHER INFORMATION

allsop

Alice Logan
07720 070 417
alice.logan@allsop.co.uk

Tom Nicoll
07734 680 412
tom.nicoll@allsop.co.uk

savills

Brian Allen
07972 000 215
bmallen@savills.com

Andrew Wedderspoon
07807 999 363
awedderspoon@savills.com

Jim Harper
07972 000 161
jharper@savills.com

Connected.
Established. Eclectic.

A BOUNDARY-PUSHING LOCATION

Wenlock Works is less than a 10 minute walk from Old Street Station and consequently within easy access to the City, the West End and beyond. At the intersection of city and culture, Old Street and Shoreditch offer a thriving mix of coffee shops, pubs, bars, must-visit restaurants and cutting-edge galleries right on your doorstep.

Misrepresentation Act 1967: Allsop & Savills for themselves and for the lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Allsop & Savills has any authority to make or give representation or warranty whatever in relation to this property. March 2024.

Designed by Studio185.london | 810.