

TO LET - OFFICE

WENLOCK WORKS

Shepherdess Walk, N1 7LB



Key Highlights

- 10,752 to 22,526 sq ft
- Generous floor to ceiling height throughout
- Superb natural daylight across ground floor elevations, along with generous cutaways to provide daylight into the lower ground
- Fibre enabled (Wiredscore Platinum Rating)
- Comprehensive refurbishment
- Self-contained office entrances from street level
- Re-clad Petersen brick exterior
- Exposed air-conditioning system with central perforated metal raft

SAVILLS West End
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Accommodation

The accommodation comprises of the following:

| Name | sq ft | sq m | Tenure | Availability |
|--|---------------|-----------------|--------|--------------|
| Ground - Unit 1 Fully Fitted | 7,043 | 654.32 | To Let | Available |
| Lower Ground - Unit 1 Fully Fitted | 4,731 | 439.52 | To Let | Available |
| Ground - Unit 2 Cat A | 7,442 | 691.38 | To Let | Available |
| Lower Ground - Unit 2 Cat A | 3,310 | 307.51 | To Let | Available |
| Total | 22,526 | 2,092.73 | | |

Description

Unit 1 has been fitted out and Unit 2 is in a contemporary Category A condition.

Location

Old Street has fast become the epicentre of London's vibrant tech scene. Here, clustered in the streets around the now iconic Silicon Roundabout, can be found a diverse community of established digital leaders and innovative start-ups.

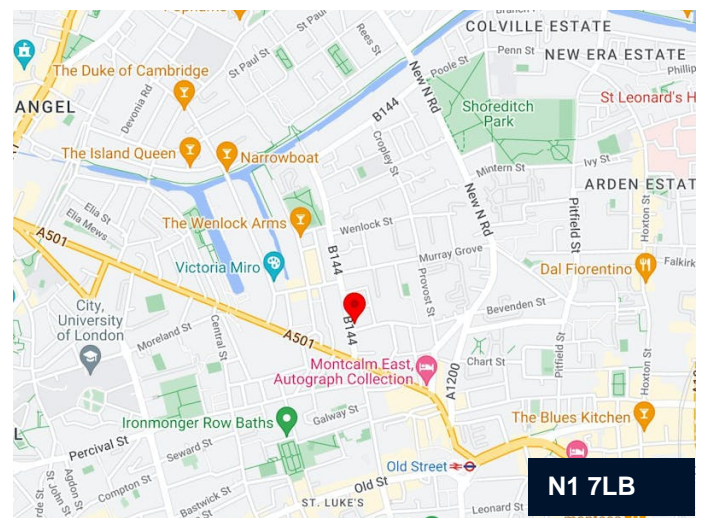
Specification

- Comprehensive refurbishment under the design direction of Buckley Gray Yeoman Architects
- Re-clad Petersen brick exterior
- New factory style window configuration
- Stylish contemporary entrance lobby boasting 4.4m ceiling height
- In excess of 3m ceiling height on the majority of office floors
- Superb natural daylight throughout the building
- Exposed air conditioning fan coils within perforated metal raft
- Fully accessible raised flooring
- Concrete revealed ceilings
- 134 cycle spaces, 144 lockers and 13 showers

Business Rates

Rates payable: £20 per sq ft

Approx.



Contact

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