

**THE ROYLE BUILDING  
WENLOCK BASIN  
LONDON N1**

**FORTY  
ONE  
WENLOCK  
ROAD**

**3,700 - 11,579 SQ FT  
SELF-CONTAINED  
OFFICE(S) FOR SALE**

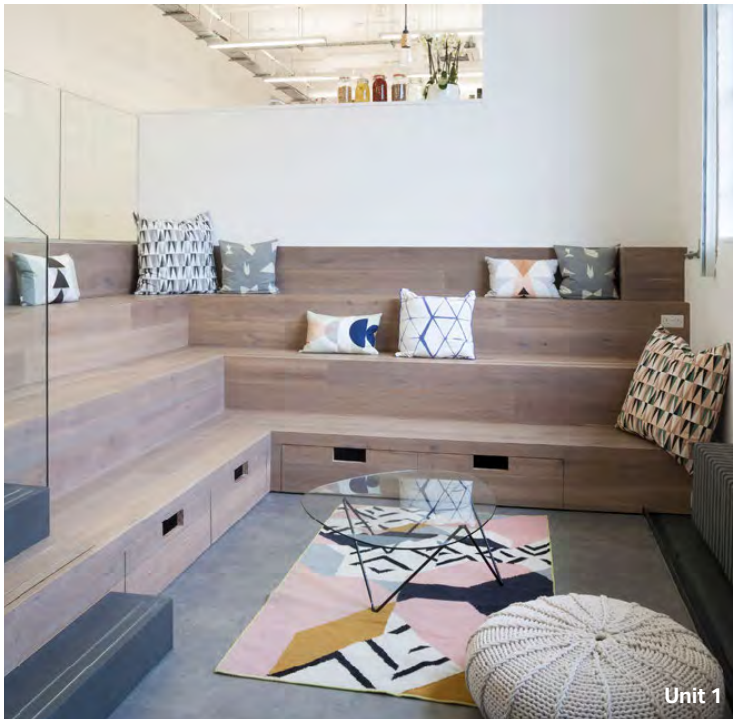
# A RARE CANAL-SIDE OFFICE OPPORTUNITY FOR SALE



- 3,700 - 11,579 sq ft of fully refurbished open plan warehouse office(s) in a canal side setting.
- Located within a 10 minutes walk from both Old Street and Angel Stations or a 10 minutes cycle from both Liverpool Street and King's Cross Stations.
- Long Leasehold for a term of 125 years expiring 20<sup>th</sup> June 2123.
- Unit 1 comprises 7,879 sq ft of office accommodation arranged over basement, lower ground and ground floors.
- Unit 2 comprises 3,700 sq ft arranged over solely the ground floor.
- Units 1 & 2 can be purchased separately or together.
- Seeking offers in excess of **£2,800,000 - £8,550,000** plus VAT.



Unit 1



Unit 1



Unit 2

BUILDING SPECIFICATION

# A TRADITIONAL FORMER PRINT WORKS BUILDING

41 Wenlock Road comprises a fully self-contained and partially-fitted office unit(s) situated at the North end of Wenlock Road, fronting the Wenlock Basin.

Constructed in 1937 of traditional brick, the property comprises 11,579 sq ft of office accommodation arranged over basement, lower ground and ground floors (Unit 1) and solely ground floor (Unit 2). The property forms part of The Royle Building, a former print works and has recently been comprehensively refurbished.

**REFURBISHED  
SELF-CONTAINED  
OFFICE UNIT(S)**

**CANAL  
SIDE  
LOCATION**

**MODERN  
SUSPENDED  
LIGHTING**

**VRV AIR  
CONDITIONING**

**EXCELLENT  
NATURAL  
LIGHT**

**FLOOR TO CEILING  
HEIGHTS IN  
EXCESS OF 3M**

Furniture is not included.

# A SPACE TO MAKE YOUR OWN



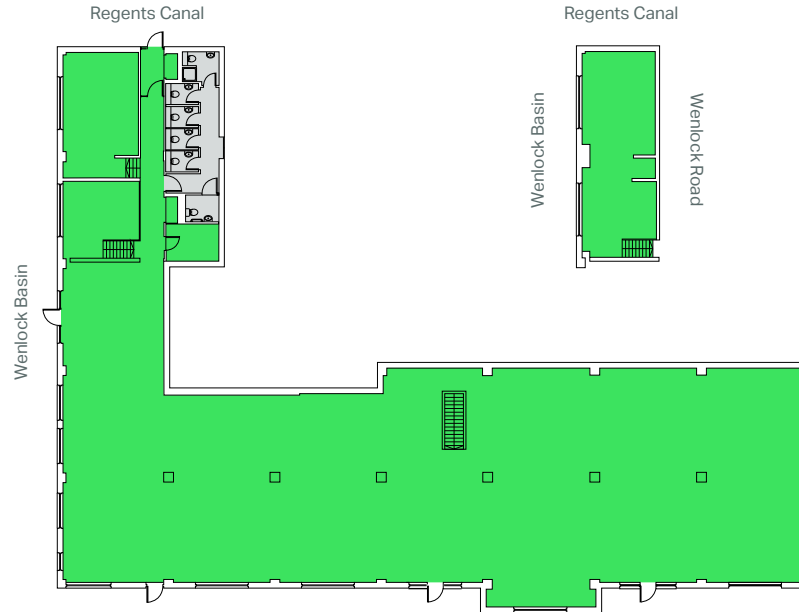
Furniture is not included.

ACCOMMODATION

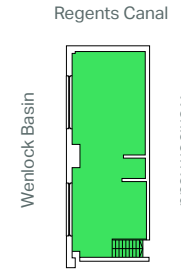
# SPACIOUS, SELF-CONTAINED OFFICE UNIT(S)



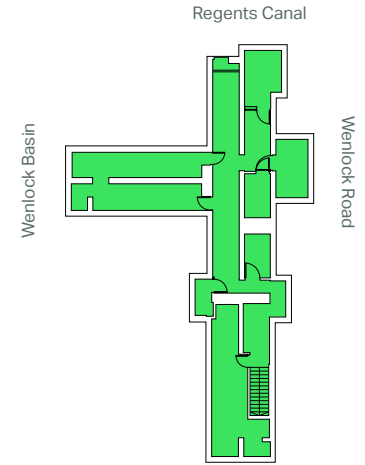
**UNIT 1 - GROUND**  
6,316 SQ FT / 587 SQ M



**UNIT 1 - LOWER GROUND**  
502 SQ FT / 47 SQ M



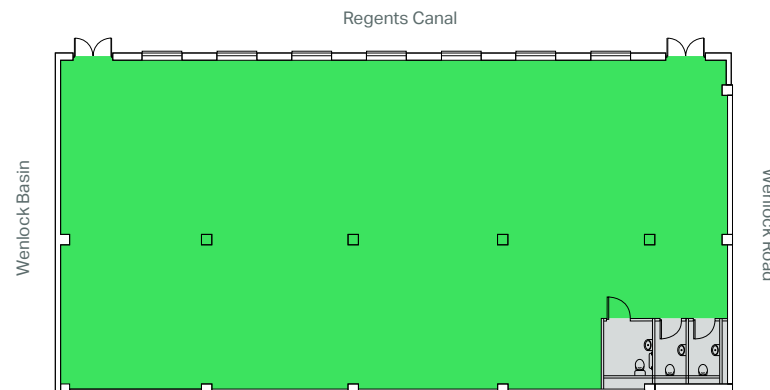
**UNIT 1 - BASEMENT**  
1,061 SQ FT / 99 SQ M



Plans not to scale.  
For indicative purposes only.



**UNIT 2 - GROUND**  
3,700 SQ FT / 344 SQ M



## TENANCY SCHEDULE

Units can be purchased separately or together.

UNIT	DEMISE	SQ FT	SQ M
1	Ground	6,316	587
	Lower Ground	502	47
	Basement	1,061	99
<b>Sub-total</b>		<b>7,879</b>	<b>733</b>
2	Ground	3,700	344
<b>TOTAL</b>		<b>11,579</b>	<b>1,076</b>

Furniture is not included.



Unit 1

**CANAL SIDE  
SPACE WITH  
GREAT  
POTENTIAL**



Unit 2



Unit 2

Furniture is not included.

LOCAL AREA

# EXCEPTIONAL RANGE OF LIFESTYLE AMENITIES

Located near Old Street and Angel, the area boasts a wide array of bars, restaurants, cafés and retail spots all within walking distance.



Chapel Street Market, Angel



Gloria, Old Street



Shoreditch Grind, Old Street



Camden Passage, Angel

Leading the way with evolving food, fashion and home to a mix of retail, culture and social amenities, Old Street means occupiers get to enjoy the things they want, whenever they want.

Just down the river in Angel, you will find bustling Chapel Market with artisan street food stalls and market favourites – whilst in Camden Passage antique treasures and contemporary homeware sit alongside fashion boutiques and established local restaurants.

Upper Street and the roads branching from it, offer some of London's most celebrated arts venues and diverse retail amenities - all the way from Angel to Highbury Corner.

# SITTING IN A PRIME POSITION FOR CONNECTIVITY



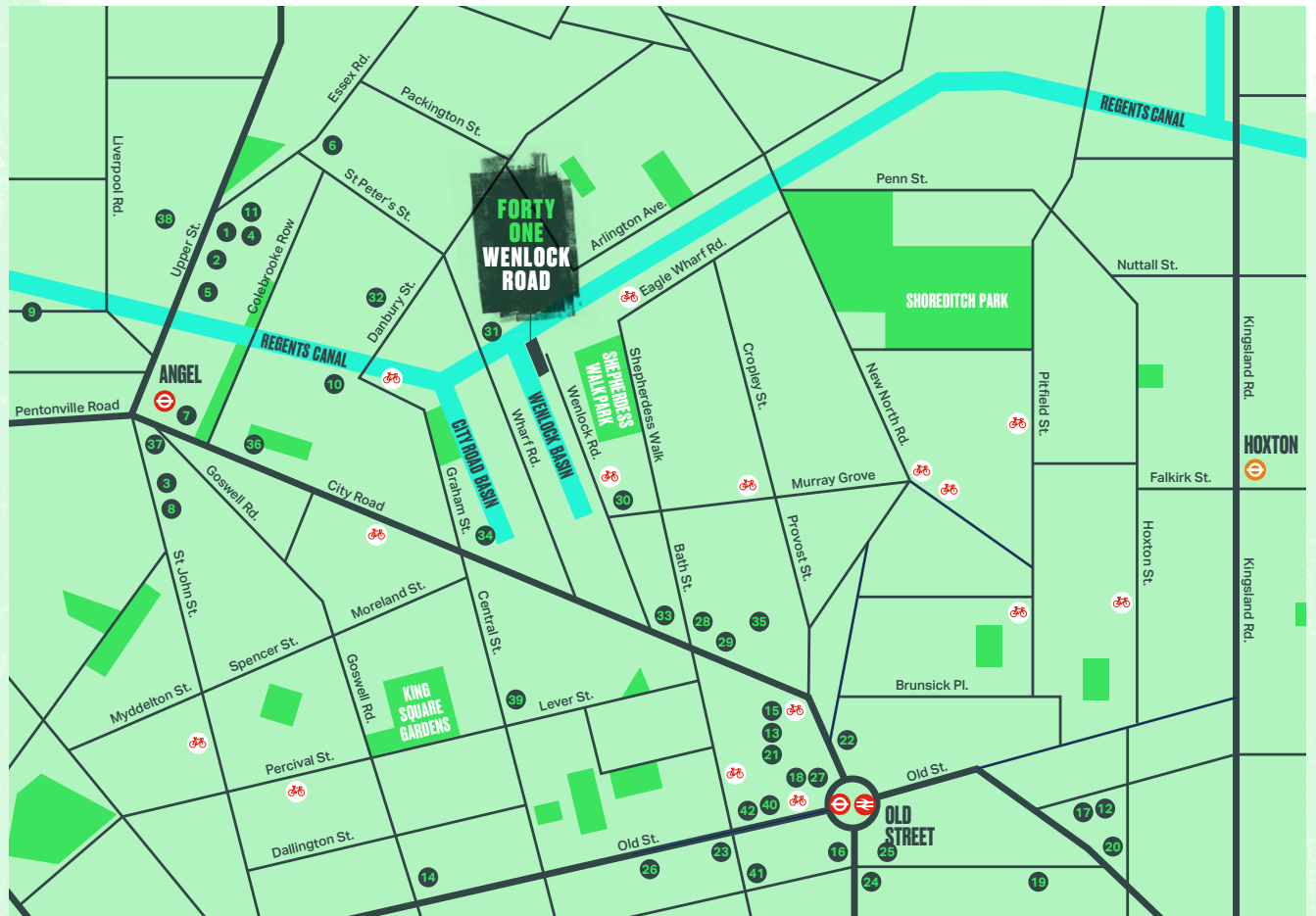
\*Travel times according to TFL.

## Bars & restaurants

- |                        |                           |
|------------------------|---------------------------|
| 1. Byron               | 17. Popolo                |
| 2. Oldroyd             | 18. Serata Hall           |
| 3. Banana Tree         | 19. St Leonards           |
| 4. The Breakfast Club  | 20. Gloria                |
| 5. Frederick's         | 21. Draft House           |
| 6. Wenlock & Essex     | 22. Nightjar              |
| 7. Brewhouse & Kitchen | 23. Tayēr & Elementary    |
| 8. The Gate            | 24. Lantana               |
| 9. Chapel Market       | 25. Ozone Coffee Roasters |
| 10. Plaquemine Lock    | 26. Pasta Nostra          |
| 11. Sushi Show         | 27. Shoreditch Grind      |
| 12. Blacklock          | 28. The Eagle             |
| 13. Bone Daddies       | 29. Bodean's BBQ          |
| 14. Breddos            | 30. The Wenlock Arms      |
| 15. Ceviche            | 31. The Narrowboat        |
| 16. Passo              | 32. Earl of Essex         |

## Gyms

- |                          |                      |
|--------------------------|----------------------|
| 33. The Foundry          | 38. Revolution       |
| 34. 9Round               | 39. Otium            |
| 35. London Fight Factory | 40. GymBox           |
| 36. Fitness First        | 41. Energie Fitness  |
| 37. Virgin Active        | 42. CrossFit City Rd |





# FORTY ONE WENLOCK ROAD

## FURTHER INFORMATION

### TENURE

Long Leasehold for a term of  
125 years expiring 20<sup>th</sup> June 2123  
(102 years unexpired).

### EPC

Available on request.

### VAT

The property is elected for VAT.

### PROPOSAL

Seeking offers in excess of :  
Unit 1 – £5,750,000 plus VAT  
Unit 2 – £2,800,000 plus VAT

Units 1 & 2 can be purchased  
separately or together.

### GROUND RENT

£680 per annum (subject to fixed review).

### VIEWINGS

Strictly through joint sole agents:

**Brett Sullings**  
07826 547 772  
bretts@stirlingackroyd.com

**Lucy Stephens**  
07789 843 729  
lucys@stirlingackroyd.com

**Elliott Stern**  
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es@compton.london

**Joshua Miller**  
07917 725 365  
jm@compton.london



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