

Compton

Hoxton

The Royle Building
41 Wenlock Road
N1 7SG

Unique opportunity to buy this attractive self-contained ground floor office studio, which benefits from direct access on to Regent's Canal

For Sale
7,879 ft²

020 7101 2020
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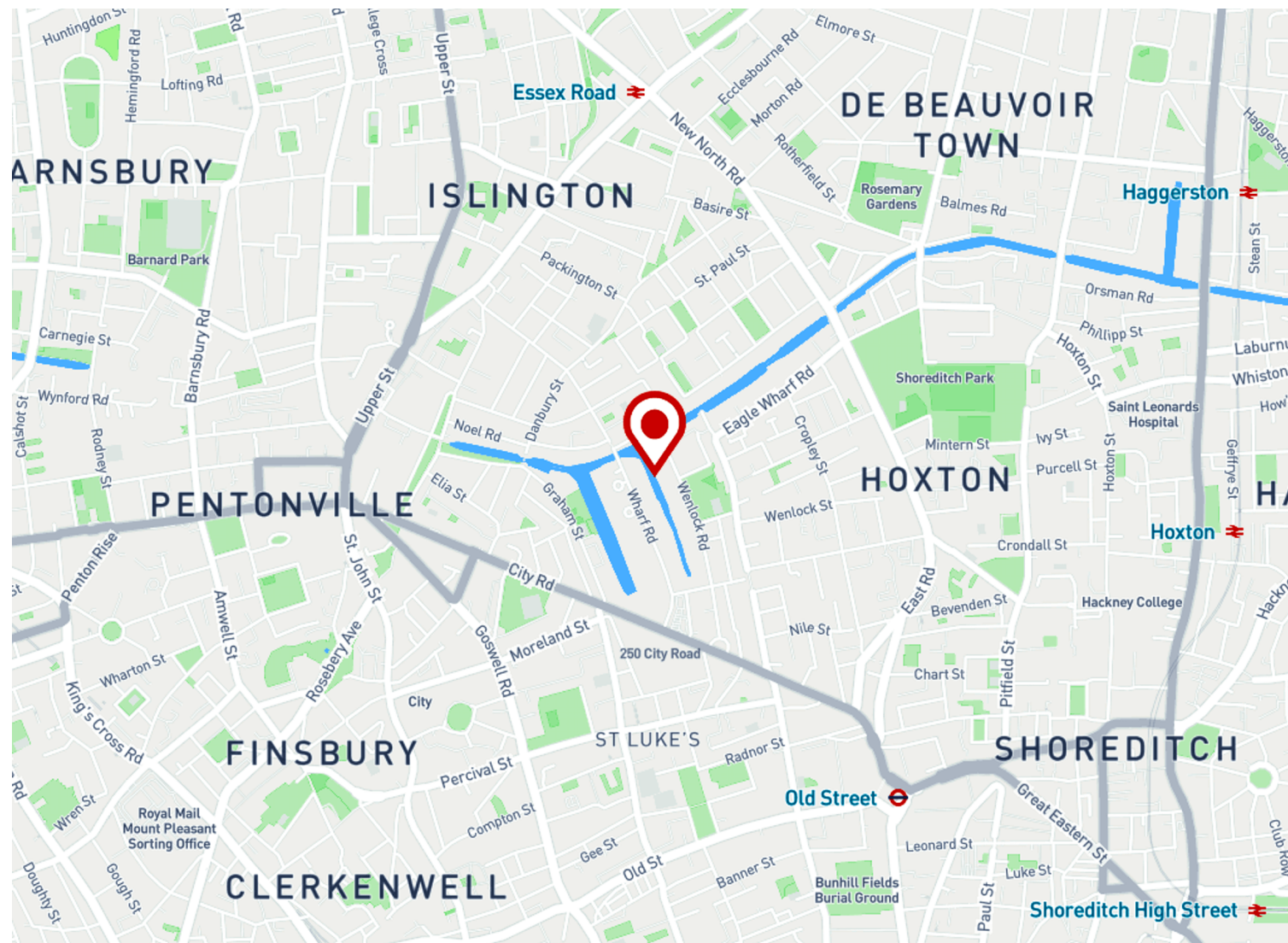
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Location

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

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.

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Building Exterior

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Canal

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Amenities

- 7,879 sq ft of open plan warehouse office space in a canal side setting
- Located within a 10 minute walk from both Old Street and Angel Stations or a 10 minute cycle from both Liverpool Street and Kings Cross Stations
- Long Leasehold for a term of 125 years expiring 20th June 2123

Description

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

Constructed in 1937 of traditional brick, the property comprises 7,879 sq ft of office accommodation arranged over basement, lower ground and ground floors (Unit 1). The property forms part of The Royle Building, a former print works and has recently been comprehensively refurbished.

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Content

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	sq m	Price	Availability
Unit - 1 (Partially-fitted)	7,879	731.98	£4,500,000	Available
Total	7,879	731.98		

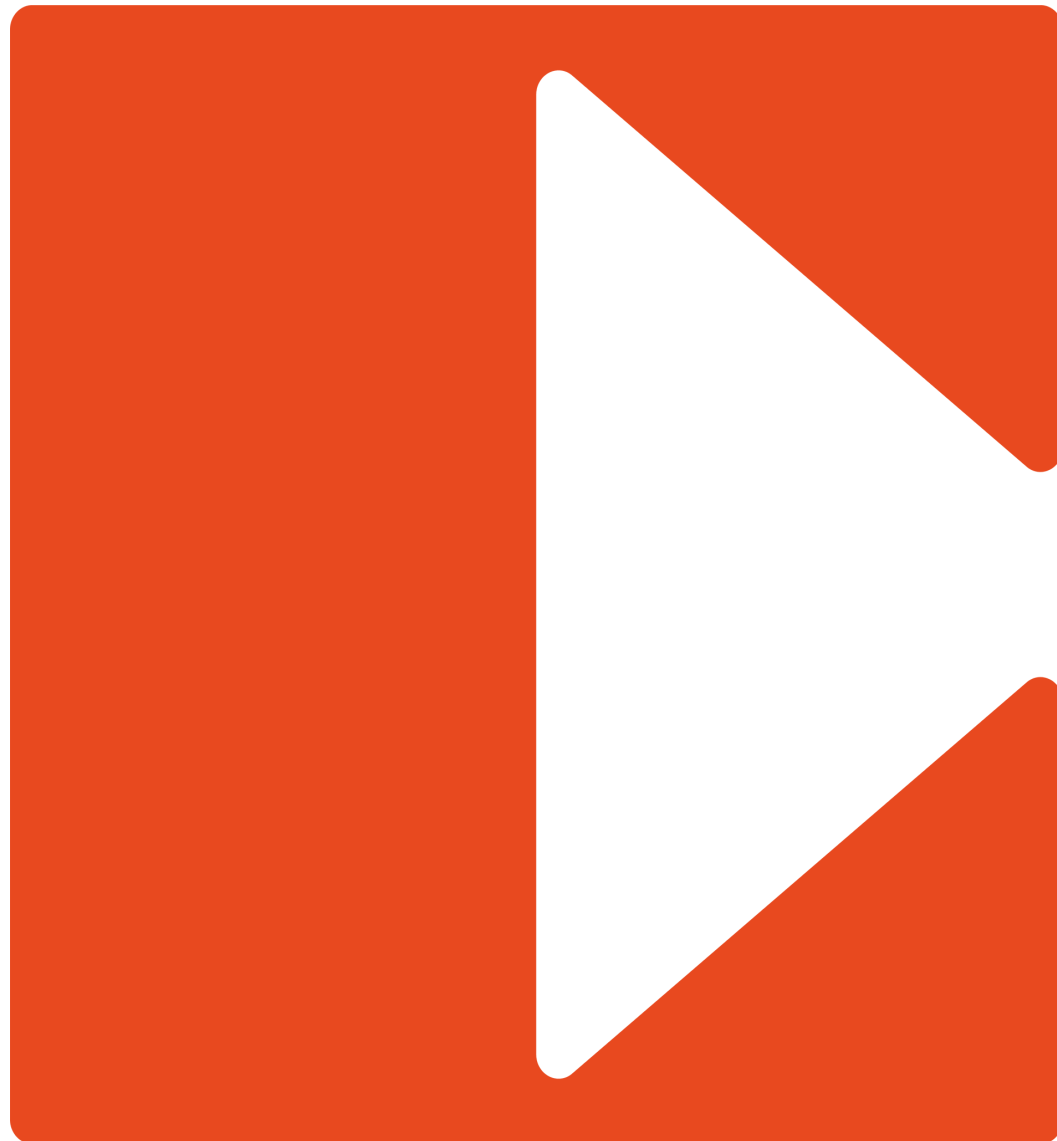
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All appointments to view must
be arranged via sole agents,
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