

## Unit 8

7 Wenlock Road, London, N1 7SL

### Exceptional lateral offices located in Angel.

**868 sq ft**  
(80.64 sq m)

- Thoughtfully Designed office block.
- Private, lateral offices.
- Strong levels of natural light.
- Excellent transport links.
- Available immediately.

# Unit 8, 7 Wenlock Road, London, N1 7SL

## Summary

<b>Available Size</b>	868 sq ft
<b>Rent</b>	£30,000 per annum
<b>EPC Rating</b>	B (45)

## Description

These exceptional premises occupy the second floor of this outstanding development set on the well-established Wenlock Road. The property benefits from large double glazed window bays to ensure the property is bathed in natural light and allow for a particularly comfortable feeling throughout. Air conditioning is already in place with the property also providing a private meeting room and private kitchen.

## Location

Located in close proximity to the ever-busy City Road, this property benefits from extensive transport links from Angel or Old Street Underground Stations alongside numerous bus networks to each corner of the capital. Situated within the London Borough of Hackney, the immediate locale is occupied by numerous eateries, pubs and extensive numbers of office occupiers who have seamlessly enjoyed operation in the area for decades.

## Terms

Rent: £30,000 per annum.

VAT: The Premises are not elected for VAT.

Rates Payable: £14,595.75 per annum.

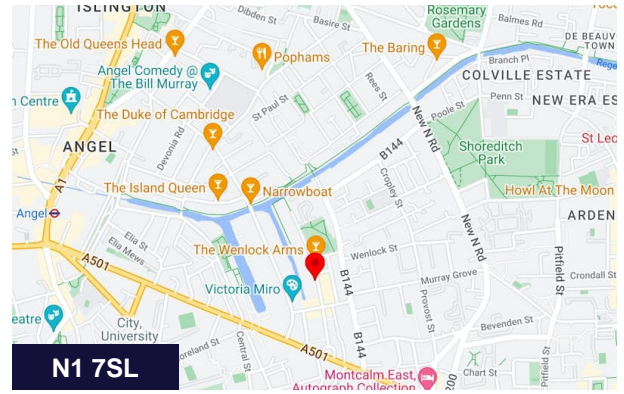
Local Authority: The London Borough of Hackney.

Possession: Full vacant possession immediately on possession of legal formalities.

Lease Terms: A new lease granted outside the provisions of the Landlord & Tenant Act 1954.

Legal Costs: Each party is to pay their own legal costs.

Viewings: Strictly by appointment only via Chris Ryan from Winkworth Commercial on 020 7355 0285 or Ian Norris from Jones Norris Adams on 020 7491 0207.



## Viewing & Further Information



**Chris Ryan**

07385 413368 | 020 7355 0285

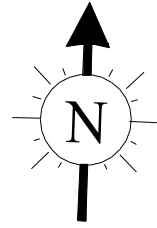
[cryan@winkworth.co.uk](mailto:cryan@winkworth.co.uk)

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# WENLOCK ROAD, N1

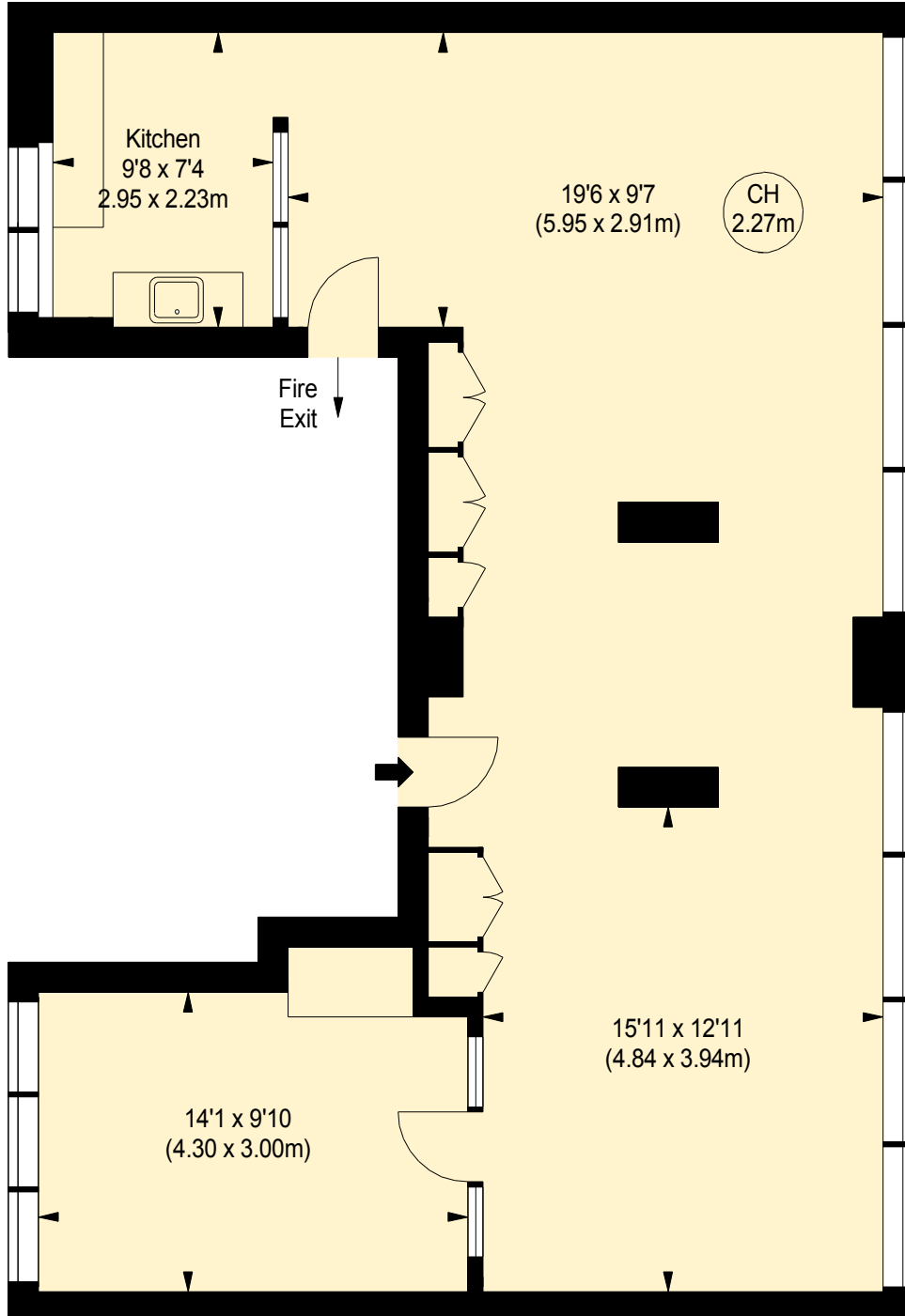
Approximate gross internal area

868 sq ft / 80.64 sq m



Key :

CH - Ceiling Height



## THIRD FLOOR

Although every attempt has been made to ensure accuracy, all measurements are approximate.

This floorplan is for illustrative purposes only and not to scale.

Measured in accordance with RICS Standards.