

OLD STREET / HOXTON MEDIA STYLE OFFICE TO LET IN CANAL SIDE DEVELOPMENT

Union Wharf 23 Wenlock Road N1 7SB



User Class E - 1,438 ft²
Quoting Rent £39,500 pax.

LOCATION

Wenlock Road is located off City Road approximately halfway between Old Street and Angel Underground stations, the area has become popular for creative and technology companies and offers a large selection of cool bars, cafés and retailers. The building is directly opposite Shepherdess Walk Park and adjacent to the Wenlock Basin and Regents Canal.

COMMERCIAL

61 ALIE ST, LONDON E1 8EB

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NEW HOMES 020 7250 4950 PROPERTY MANAGEMENT 020 7791 7033 RESIDENTIAL 020 7680 1888

HURFORD SALVI CARR LIMITED REGISTERED IN ENGLAND NO. 3078164

Misrepresentation Act

These particulars are prepared for the guidance only of prospective purchasers or lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact and purchasers or lessees must rely on their own enquiries in this regard.

DESCRIPTION

The office is self-contained with its own entrance from Wenlock Road and comprises Ground and Mezzanine levels.

Internally the loft style space offers a high-quality wood floor, impressive fully fitted kitchen along with bespoke lighting and a mezzanine level.

The space has a full fit out to minimise initial moving costs with cabling and meeting rooms already in situ. Large floor to ceiling glazing over the front elevation along with an impressive c.5m ceiling height provide an abundance of natural daylight and volume throughout.

AMENITIES

- Recently redecorated office space
- High quality wood flooring
- Directly opposite Shepherdess Walk Park
- Mezzanine floor
- Generous floor to ceiling height
- WC & shower facilities
- Modern lighting
- Superb natural daylight
- Communal courtyard to the rear of the building overlooking the Wenlock Basin/Canal
- Efficient floor plates with cabling, meeting rooms & kitchen in situ
- 24 hour access

LEASE

New full repairing & insuring lease(s) available for a term by arrangement direct from the Landlord

VAT

Not applicable

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SERVICE CHARGE

Approx £1,387.90 per quarter

BUSINESS RATES

Current business rates payable are £13,348.25. We advised any interested parties to make their own enquiries with the Local Authority.

LOCAL AUTHORITY

The London Borough of Hackney

USE

Planning Usage: Class E

LEGAL COSTS

Each party to bear their own legal costs in this transaction

Contact: Javier Lauret. Tel: 020 7680 1888 E: javier.lauret@h-s-c.co.uk

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