



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

OFFICE TO LET

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

868 ft² (80.64 m²)



LOCATION

The Property is located on the west side of Wenlock Road (just to the north of City Road) and opposite Shepherdess Walk Park, in the Old Street area of London.

The nearest station is at Old Street which is situated approximately 800 metres due southeast from the Property and provides Main Line and Northern Line services on the London Underground network.

Numerous bus services run along City Road and there is a Santander bicycle docking station opposite the Property. On street parking is permit controlled.



DESCRIPTION

Unit 8 is situated on the third floor of a modern office building. It provides open plan office together with a meeting room and a fitted kitchen. There is lift access from the ground floor entrance hall into a lobby from which there is access to the accommodation. WCs are within the common areas.



AVAILABILITY

The unit is available to let a on new full repairing and insuring lease outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

RENT

£30,000 per annum, exclusive of VAT.

BUSINESS RATES

The Property has a current Rateable Value of £29,250. Rates payable for the year ending 31st March 2025 are £14,595.75.

ENERGY PERFORMANCE CERTIFICATE

B45 (valid until 22nd March 2034).

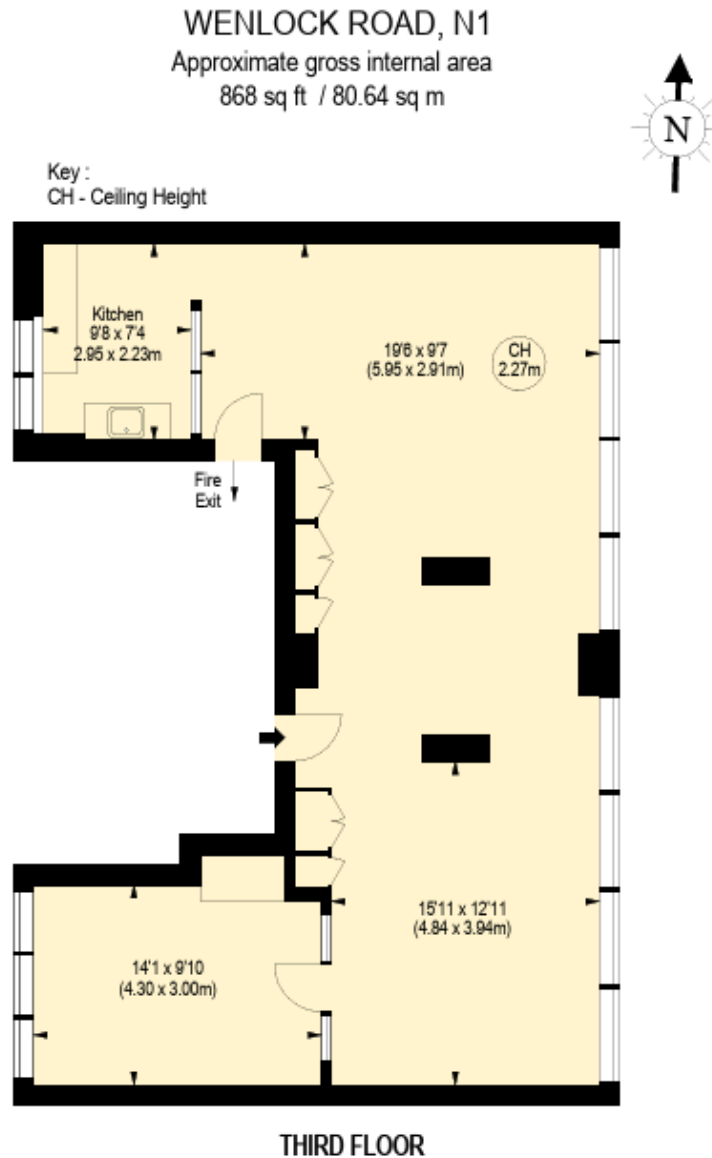
Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. Regulated by the RICS.

SERVICES

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



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.

For more information or to arrange a viewing, please contact:

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