

# TO LET

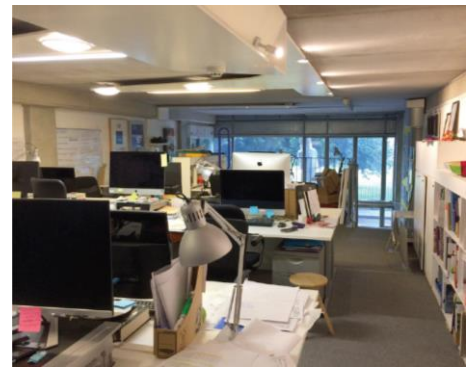
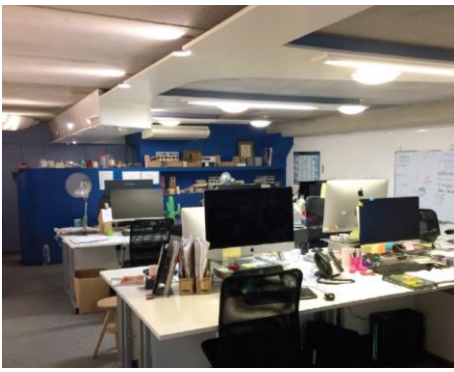
## MEZZANINE OFFICE SPACE AVAILABLE IN CANAL-SIDE DEVELOPMENT CLOSE TO OLD STREET & ANGEL UNDERGROUND STATIONS

UNIT 11, UNION WHARF, 23 WENLOCK ROAD, LONDON, N1 7SB  
685 SQ. FT (63.64 SQ. M.) APPROX.



# Currell

020 7354 5050



## LOCATION

The development is situated on Wenlock Road which is a short distance from City Road and is close to the canal basin and overlooking a park. Wenlock Road is an emerging office location which is attracting media and artistic types. There are good facilities in the surrounding area including the trendy Wenlock Arms.

The development is equidistant from Old Street and Angel Underground Stations and is just north of the City and outside the Congestion Zone.

## DESCRIPTION

Comprises mezzanine space within a self-contained office unit which is part of a mixed-use development. The ground floor is occupied by Birds Portchmouth Russum Architects. The mezzanine space enjoys a good view over the park, has its own kitchenette and WC and benefits from carpeting, with modern furniture (if required), independent trunking for telecoms and data cabling and shared use of photocopier/printer scanner and meeting area on the ground floor.

The space would be suitable for all office/studio occupiers especially attractive to media companies.

## ACCOMMODATION

From our on-site measurement, we have calculated that the net internal area of the mezzanine office space is approximately 685 sq. ft. (63.64 sq. m).

## TERMS

A new full repairing and insuring lease is available upon terms to be agreed.

## RENTAL

**£20,550** per annum exclusive of business rates, service charge, utilities and VAT.

## BUSINESS RATES

We understand the current rates payable are approximately £10,800 pa. All interested parties are advised to seek confirmation of the rates payable from the Local Authority.

## SERVICE CHARGE

**£6.19** per sq. ft. approximately

## EPC

Energy Performance Asset Rating – D

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## VIEWING

Strictly by appointment with sole agents:

### Currell Commercial Ltd.

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For more information on our properties please visit our website – [www.currell.com/commercial](http://www.currell.com/commercial)

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