



WENLOCK

WORKS

N1

10,000 - 41,000 SQ FT

FITTED AND FURNISHED

WAREHOUSE STYLE

CONTEMPORARY OFFICE

WENLOCK WORKS N1

BEST IN CLASS

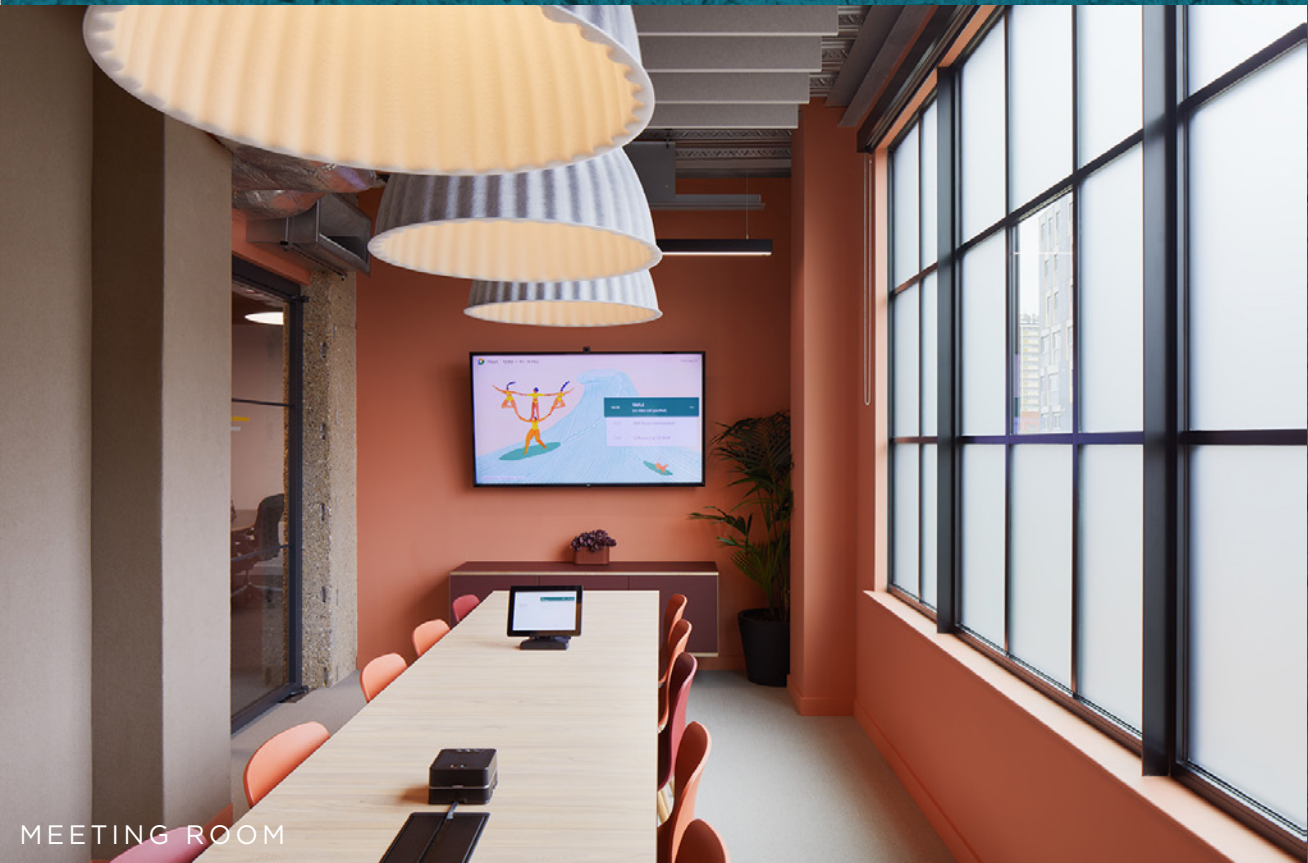
Wenlock Works is a modern office development designed by Buckley Grey Yeoman Architects providing 'best in class' office space. The building boasts an impressive arrival experience, end-of-trip facilities and excellent sustainability credentials. The first and second floors are available, offering from 10,000 sq ft to 41,000 sq ft of high-quality fitted and furnished warehouse style office space.



TAKE VIRTUAL TOUR

OLD STREET
10
10

WENLOCK WORKS N1



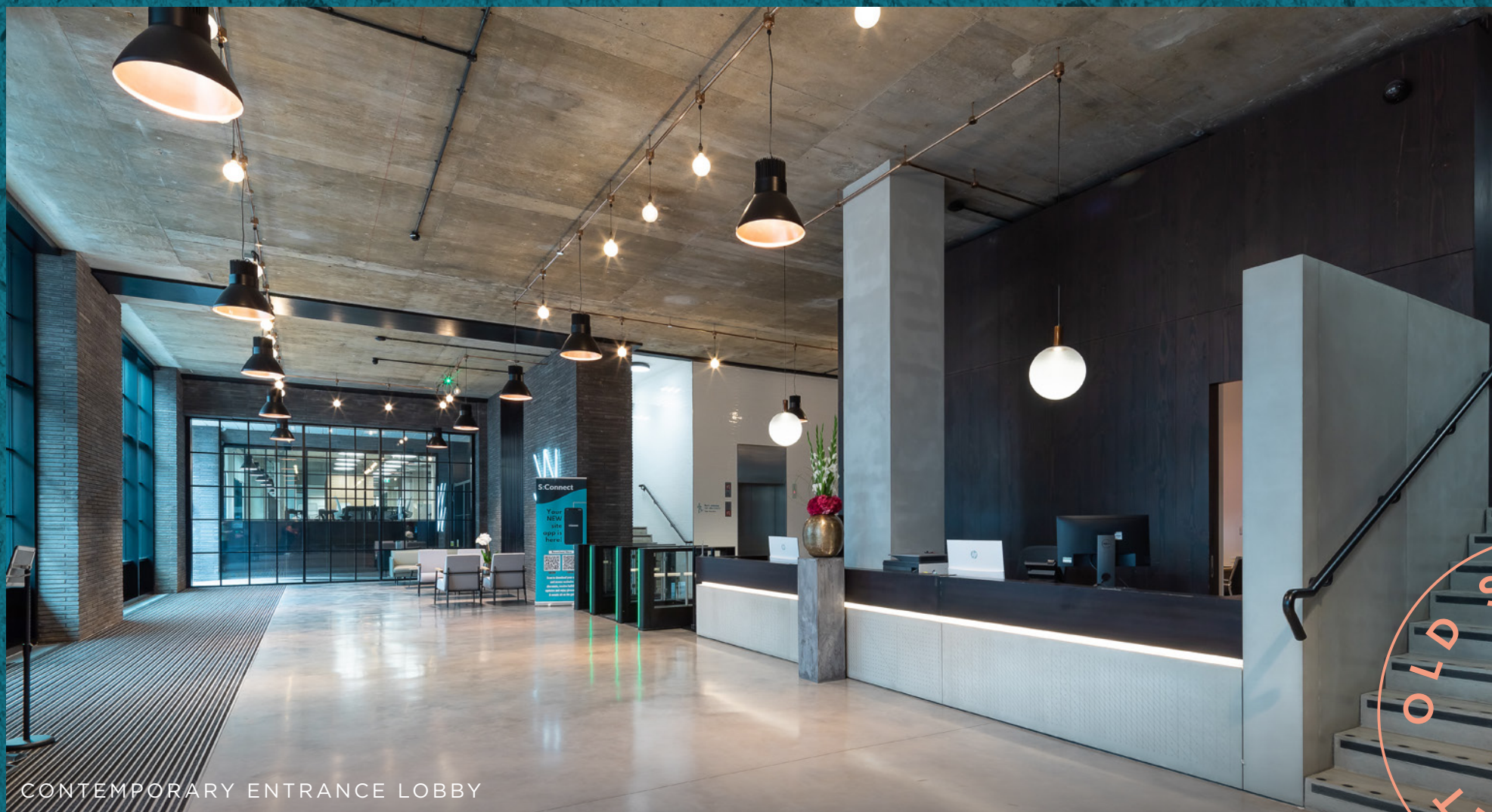
MEETING ROOM



OFFICE FLOOR

FLOOR	SQ FT	SQ M
2ND	20,355	1,891
1ST	20,473	1,902
TOTAL	40,828	3,793

*splits available from 10,000 sq ft



CONTEMPORARY ENTRANCE LOBBY

OLD STREET
D



BREAKOUT AREA/TOWNHALL

SPECIFICATION



Refurbished building, designed by Buckley Gray Yeoman Architects



Stylish contemporary entrance lobby boasting 4.4m ceiling height



Superb natural light throughout the building



Exposed concrete ceilings



Fully fitted and furnished 'plug and play' accommodation



Self-contained 1st and 2nd floors, connected by an internal staircase



Floors can be taken together or separately, with splits available from 10,000 sq ft



134 cycle spaces, 144 lockers, 13 showers and 88 WCs in the building



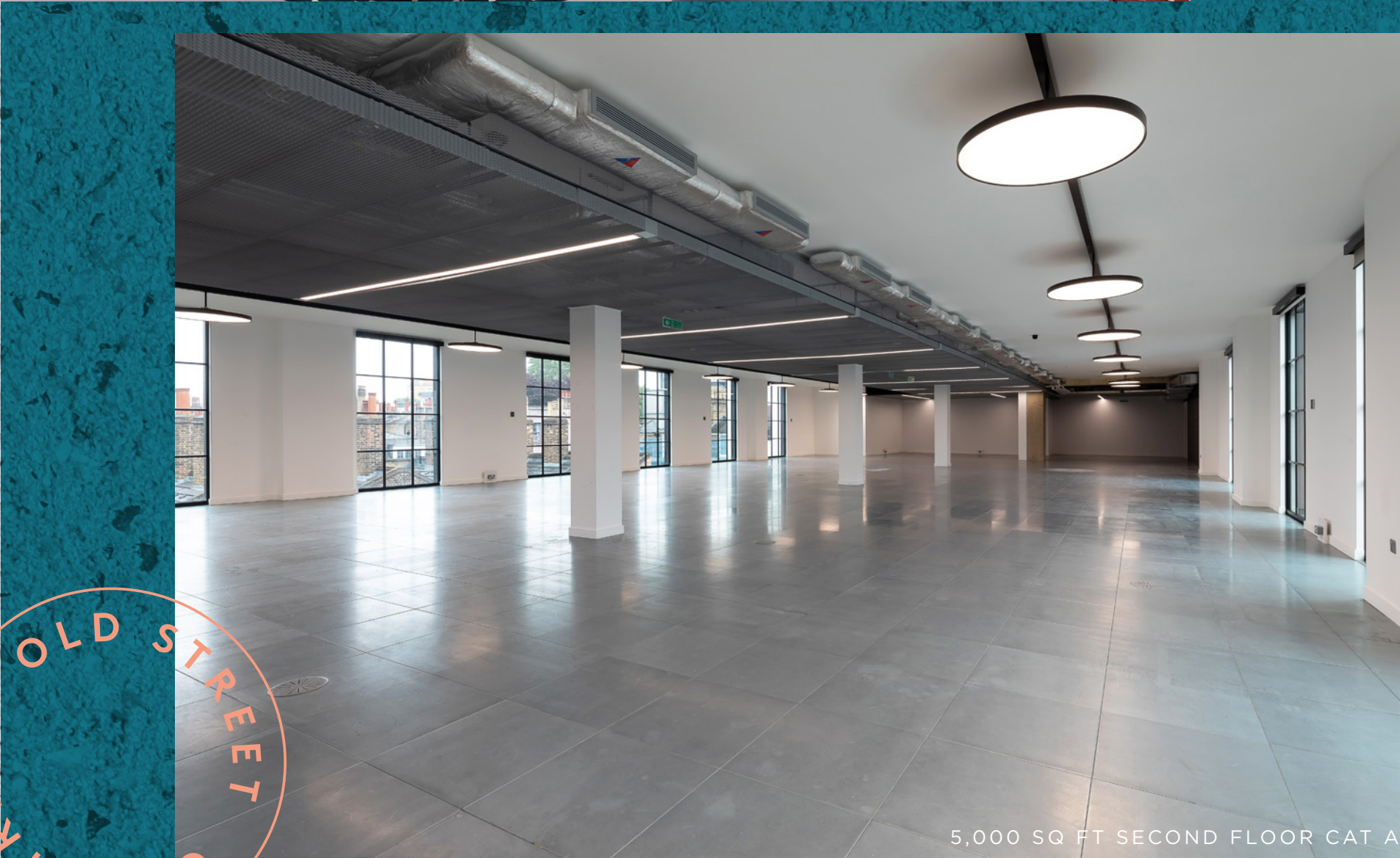
BREEAM 'Excellent'



EPC B (29)



Occupational density of 1:8 sq m



5,000 SQ FT SECOND FLOOR CAT A

OLD STREET



COMMUNAL SPACE



RECEPTION AND KITCHENETTE



MEETING ROOM

FIRST FLOOR

*Existing configuration

20,473 sq ft

256 x Total Workstations

17 x Breakout Areas

12 x Meeting Rooms

3 x Pods

1 x Boardroom

2 x Print/Copy Stations

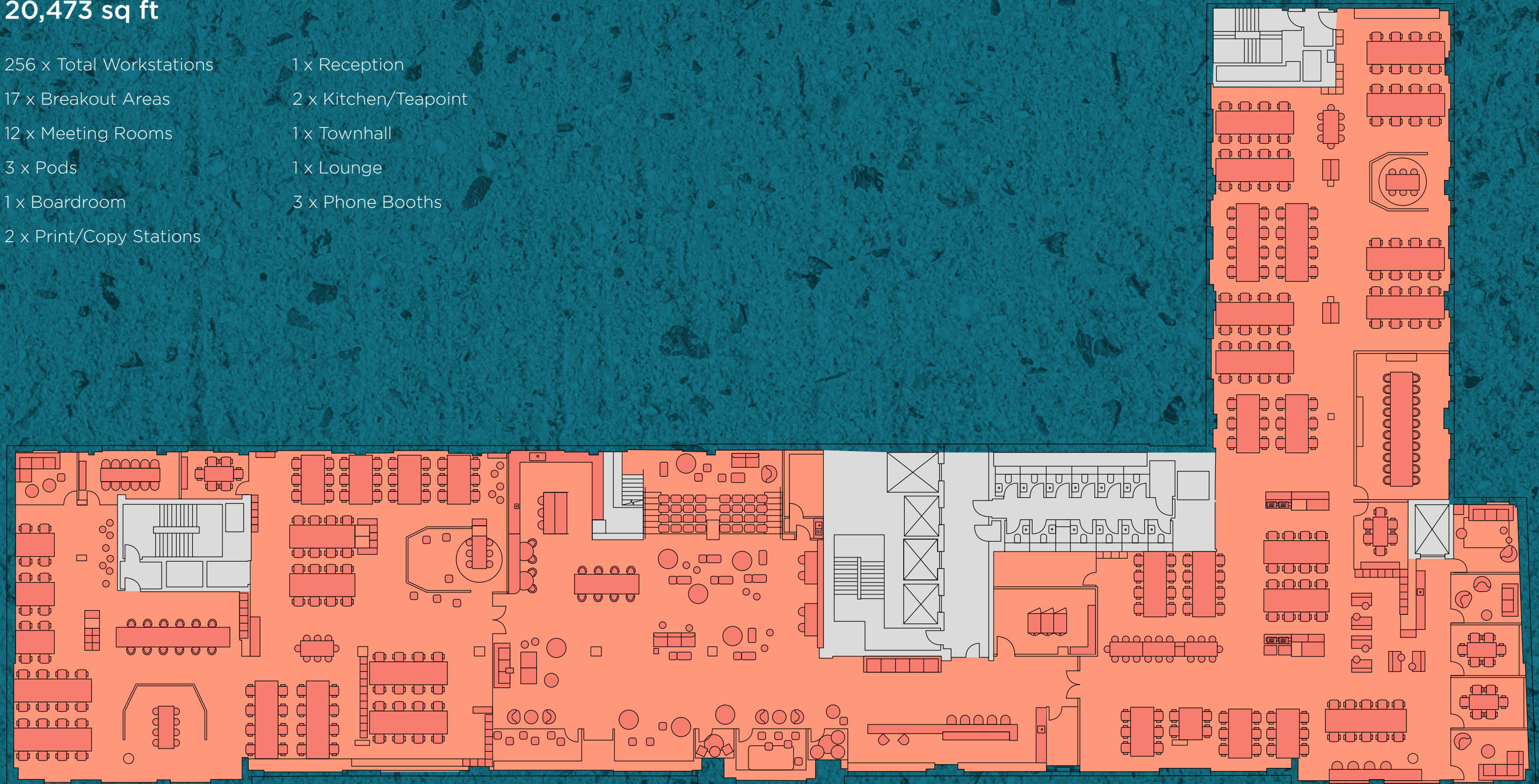
1 x Reception

2 x Kitchen/Teapoint

1 x Townhall

1 x Lounge

3 x Phone Booths



OLD STREET



MICAWBER STREET

SHEPHERDESS WALK

SECOND FLOOR

*Existing configuration

20,355 sq ft

198 x Total Workstations

2 x Pods

8 x Meeting Rooms

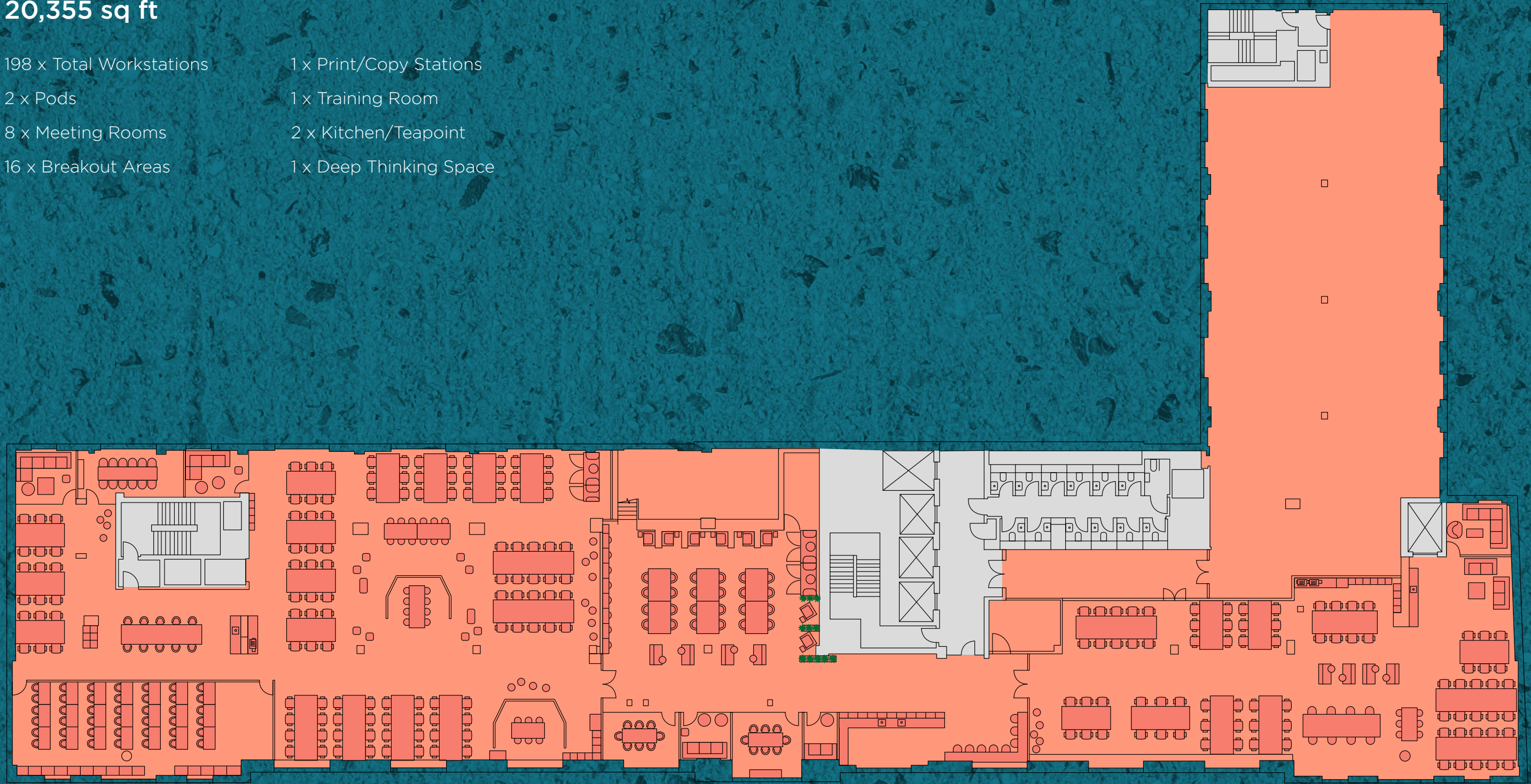
16 x Breakout Areas

1 x Print/Copy Stations

1 x Training Room

2 x Kitchen/Teapoint

1 x Deep Thinking Space



OLD STREET



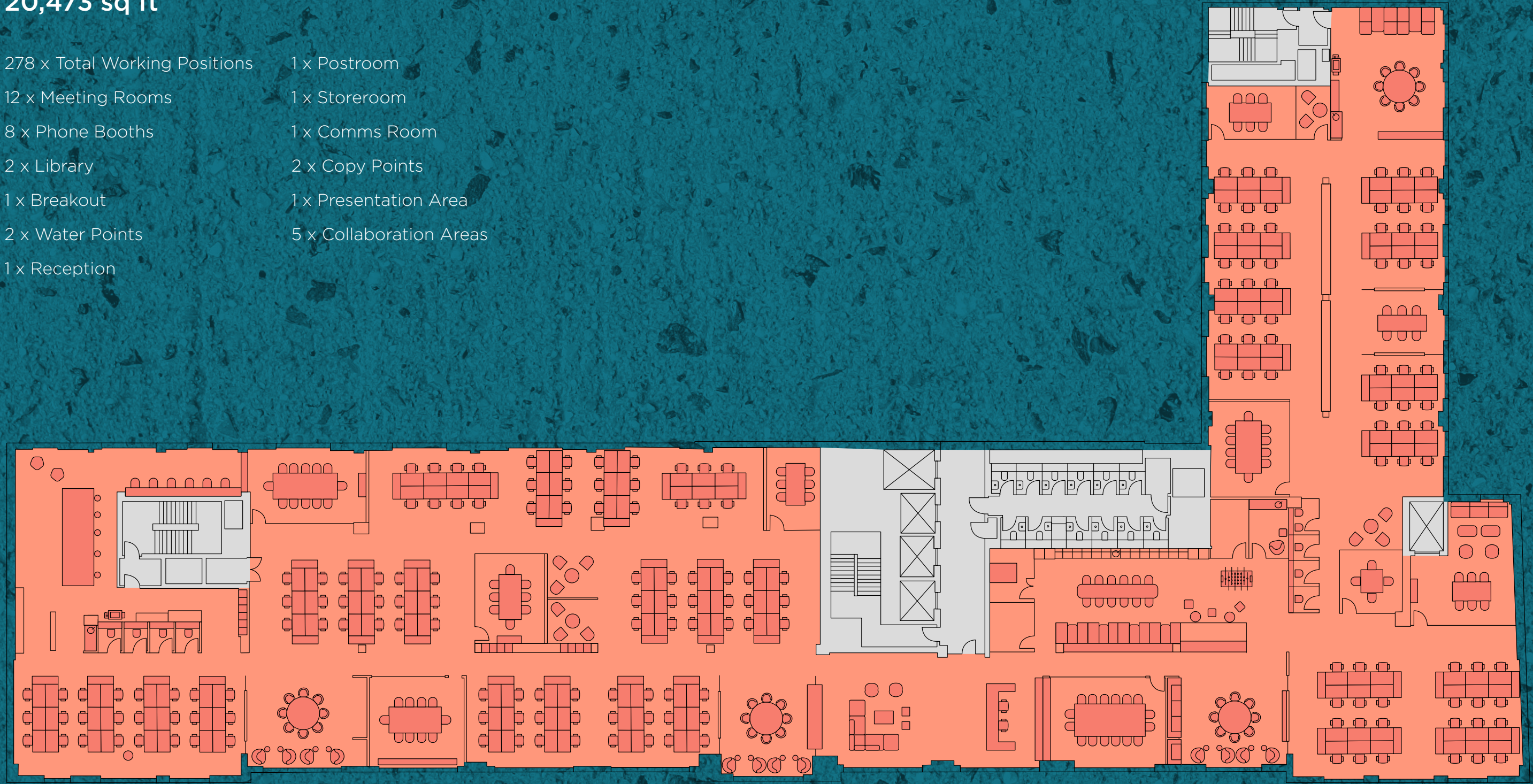
MICAWBER STREET

SHEPHERDESS WALK

INDICATIVE PLAN

20,473 sq ft

- 278 x Total Working Positions
- 12 x Meeting Rooms
- 8 x Phone Booths
- 2 x Library
- 1 x Breakout
- 2 x Water Points
- 1 x Reception
- 1 x Postroom
- 1 x Storeroom
- 1 x Comms Room
- 2 x Copy Points
- 1 x Presentation Area
- 5 x Collaboration Areas



OLD STREET



MICAWBER STREET

SHEPHERDESS WALK



KITCHEN



OFFICE FLOOR



INTERNAL BALCONY

WENLOCK WORKS N1

BUZZING OLD STREET

Wenlock Works is in the heart of Old Street, London's Creative and Technology hub. The area is buzzing with food markets, restaurants, cafes and nightlife. To relax between business hours, Regent's Canal offers scenic walks and canoeing. Connectivity is excellent with Underground, National Rail and Elizabeth Line services all within walking distance.



REGENT'S CANAL



LEONARD STREET
FOOD STALL



SEED LIBRARY



WENLOCK WORKS N1

LEASE

Assignment of the existing lease(s), held for a term expiring 13 May 2035, outside the Landlord & Tenant Act 1954, subject to Tenant-only Options to Determine on 14 May 2030, and a 9 month rent free period should the breaks not be exercised.

Alternatively, the floor(s) are available by way of a sub-lease on terms to be agreed, with splits available from 10,000 sq ft +.

A longer lease is potentially available by arrangement, direct from the Landlord.



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