



Wenlock Works, 1 Shepherdess Walk, London, N1 7QE

EXCEPTIONAL FULLY FITTED & FURNISHED OFFICE FLOORS TO LET IN STUNNING MODERN OFFICE DEVELOPMENT - ****PRICE REDUCTION****

- Fully fitted and furnished to a high standard
- Self-contained accommodation & flexible lease terms available
- Impressive arrival experience via the large building reception & concierge
- Excellent natural light from feature windows fronting Shepherdess Walk
- Floors can be split to provide 10,000+ sq ft
- 134 cycle spaces, 144 lockers, & 13 showers
- Occupation density of 1:8 sq m
- BREEAM Excellent and EPC B (29)
- Additional Landlord space available from 10,752 sq ft - 22,335 sq ft creating an opportunity to acquire up to 63,000 sq ft

Location.

Wenlock Works is centrally located within a stone's throw of London's buzzing Old Street, less than a 7-minute walk from Old Street Tube Station, the heart of London's technology epicentre, and a short walk from Angel, with easy access to the City, West End and beyond. Crossrail services at Liverpool Street Station (just a short walk or direct bus from Wenlock Works) have made travelling both east and west even faster and more efficient.

Accommodation

| Floor/Unit | sq ft | sq m | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total year |
|------------|--------|----------|--------------|-----------------------|------------------------|---------------|
| 2nd | 20,355 | 1,891.04 | £45 | £18.56 | £9.82 | £1,493,649.90 |
| 1st | 20,473 | 1,902 | £45 | £18.56 | £9.82 | £1,502,308.74 |
| Total | 40,828 | 3,793.04 | £45 | £18.56 | £9.82 | £2,995,958.64 |

Key Features

- Comprehensively 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, interconnected 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

Terms.

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.

Contacts.

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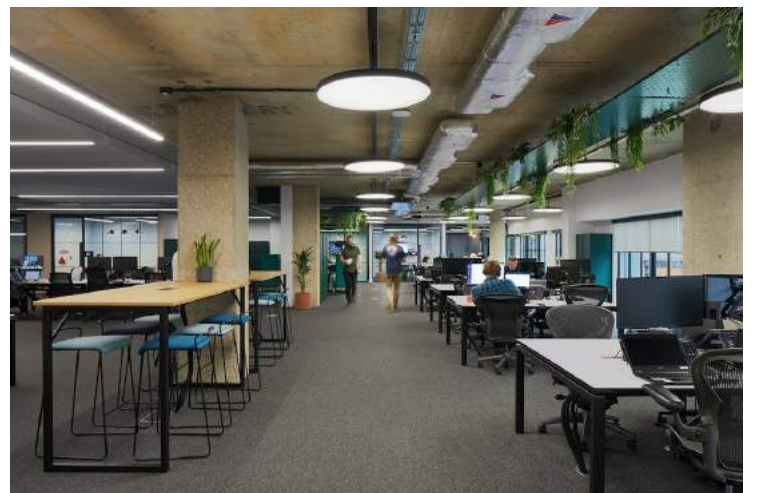
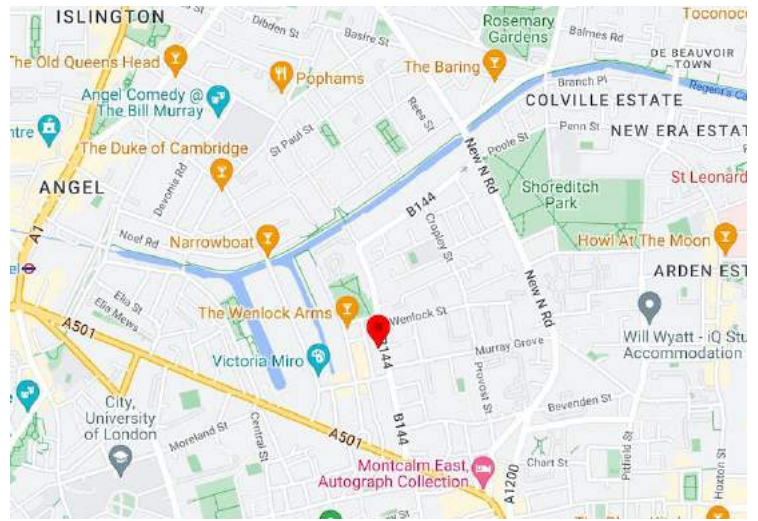
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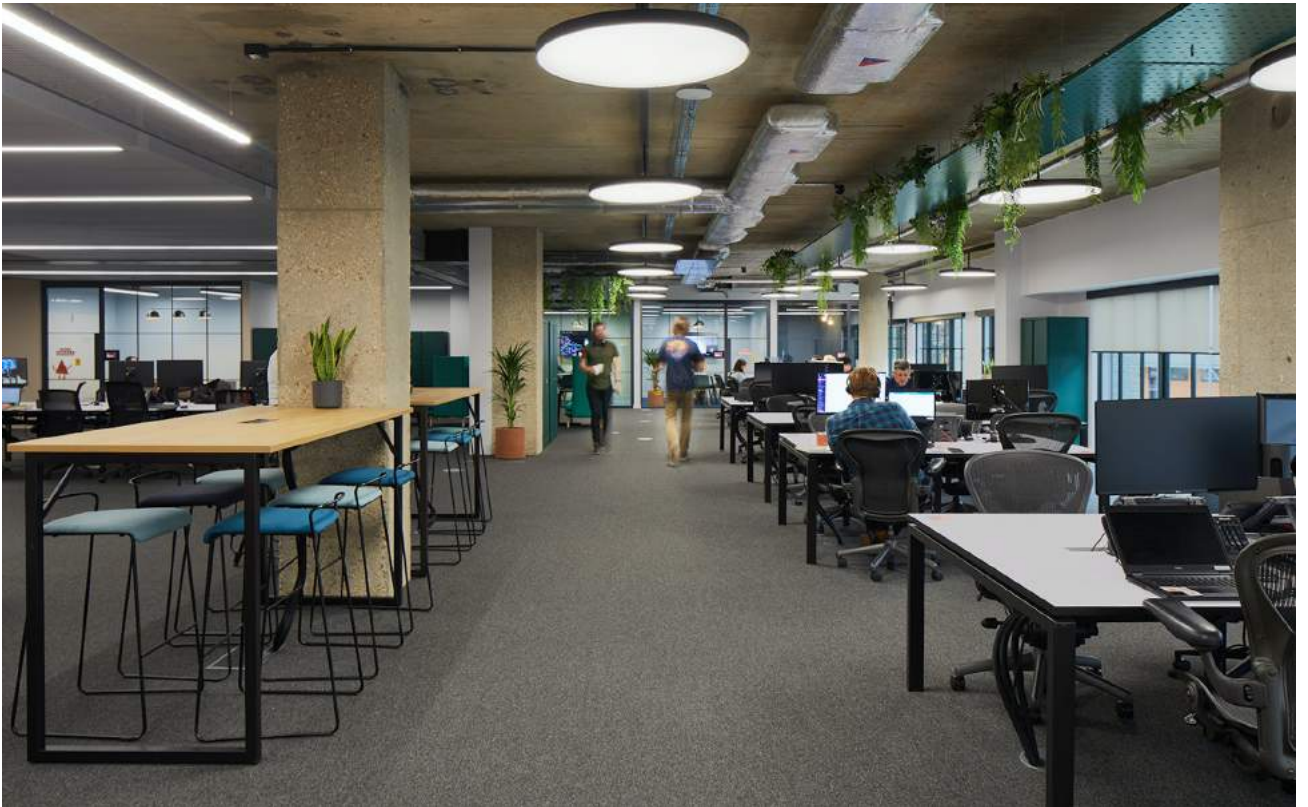
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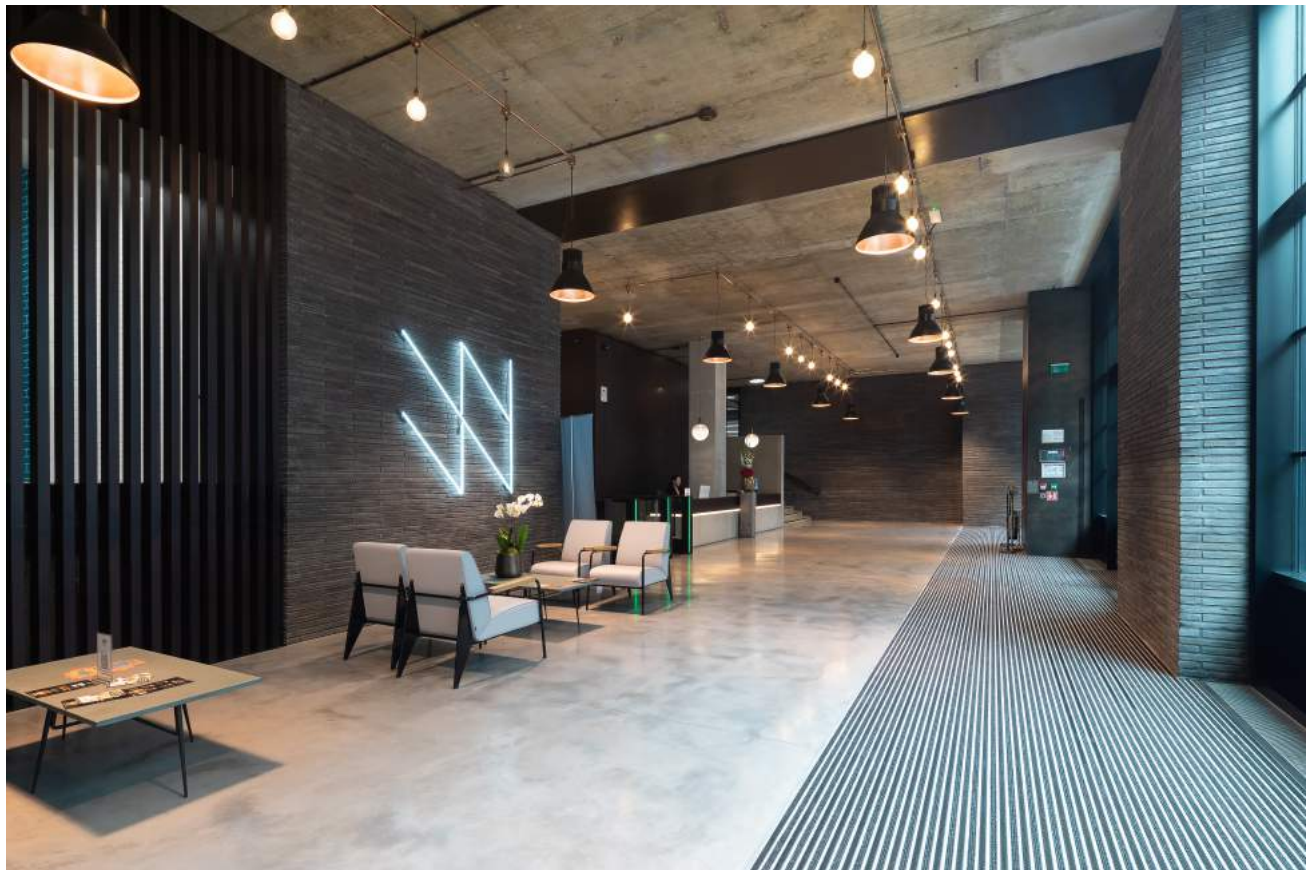
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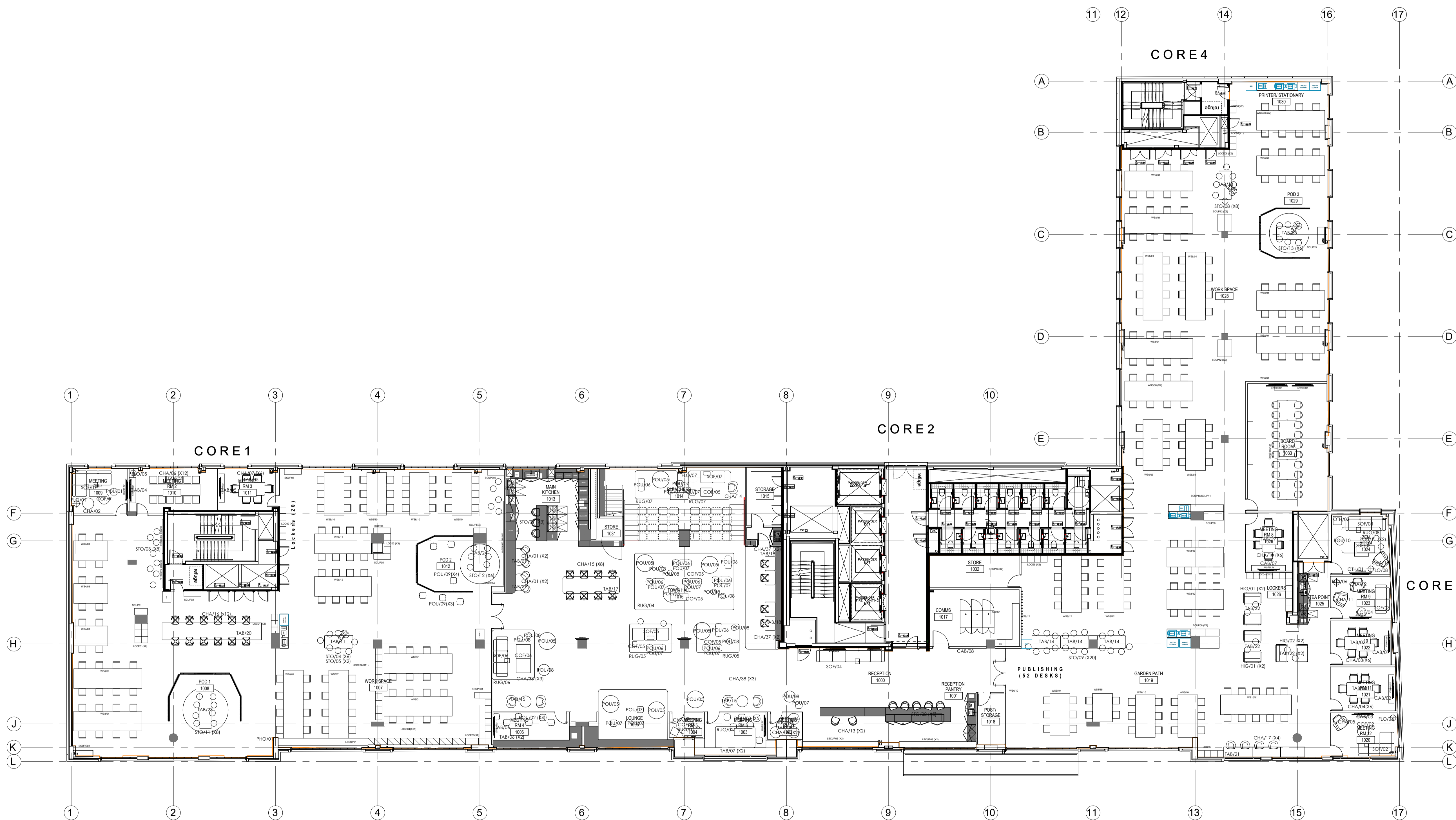






NOTES
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NOTE
 REFER TO TRIFLE FURNITURE SCHEDULE FOR FURTHER DETAIL OF ITEM REFERENCES



| | | | | |
|-----|-------------------------|----|-----|--------|
| C1 | ISSUED FOR CONSTRUCTION | LP | IG | 061020 |
| REV | DESCRIPTION | BY | CHK | DATE |

FOR CONSTRUCTION



ISG
 MVF Global

01 GA
 Furniture Plan
 Level 1

DRAWING NUMBER / REVISION
I 1687 GA 1710

SCALE
 1:150 @A1 1:300 @A3

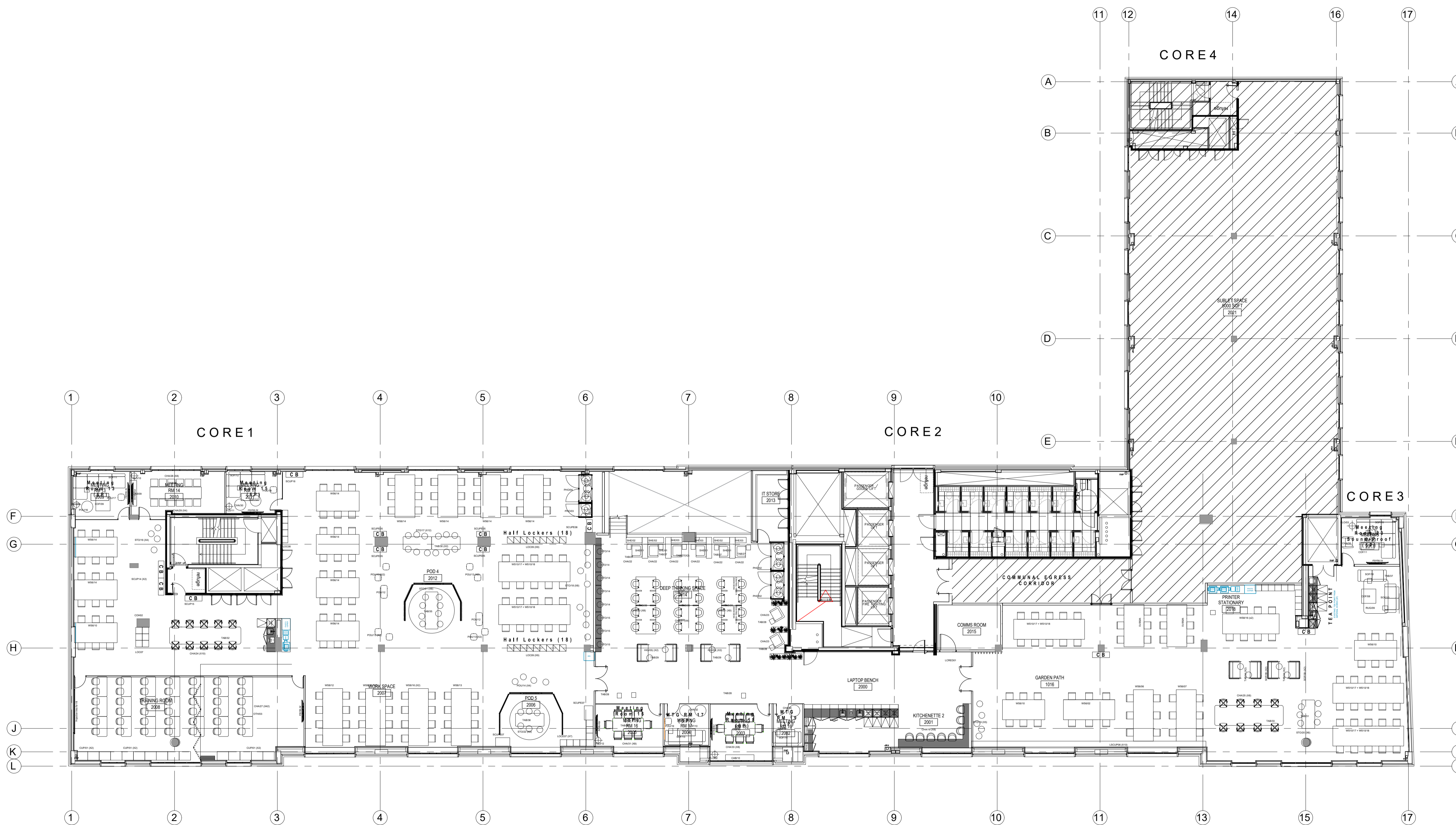
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 26.06.2020 LP. IG

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FOR CONSTRUCTION



ISG
 MVF Global

01 GA
 Furniture Plan
 Level 2

DRAWING NUMBER / REVISION
I 1687 GA 1711

SCALE
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