

**THE CANAL HQ,
135 SHEPHERDESS
WALK, NI**

4,141 SQ. FT
FULLY-FITTED SELF-CONTAINED GROUND
FLOOR OFFICE OVERLOOKING REGENT'S CANAL
OLD STREET, NI





DESCRIPTION

This attractive, self-contained ground-floor office suite overlooks Regent's Canal and has recently undergone a brand-new refurbishment obtaining an EPC B rating. The fully fitted space includes several meeting rooms, a demised kitchenette, full air-conditioning, and has 1 parking space available. Occupiers also benefit from shower facilities, bike parking and access to outdoor canal-side space. The Estate also provides 24/7 on-site security creating a secure and highly functional working environment.

AMENITIES



MEETING ROOMS



SELF-CONTAINED



FULLY FITTED



PARKING



KITCHENETTE



SHOWERS



24 HOUR
SECURITY



EXCELLENT
NATURAL LIGHT



BIKE RACKS

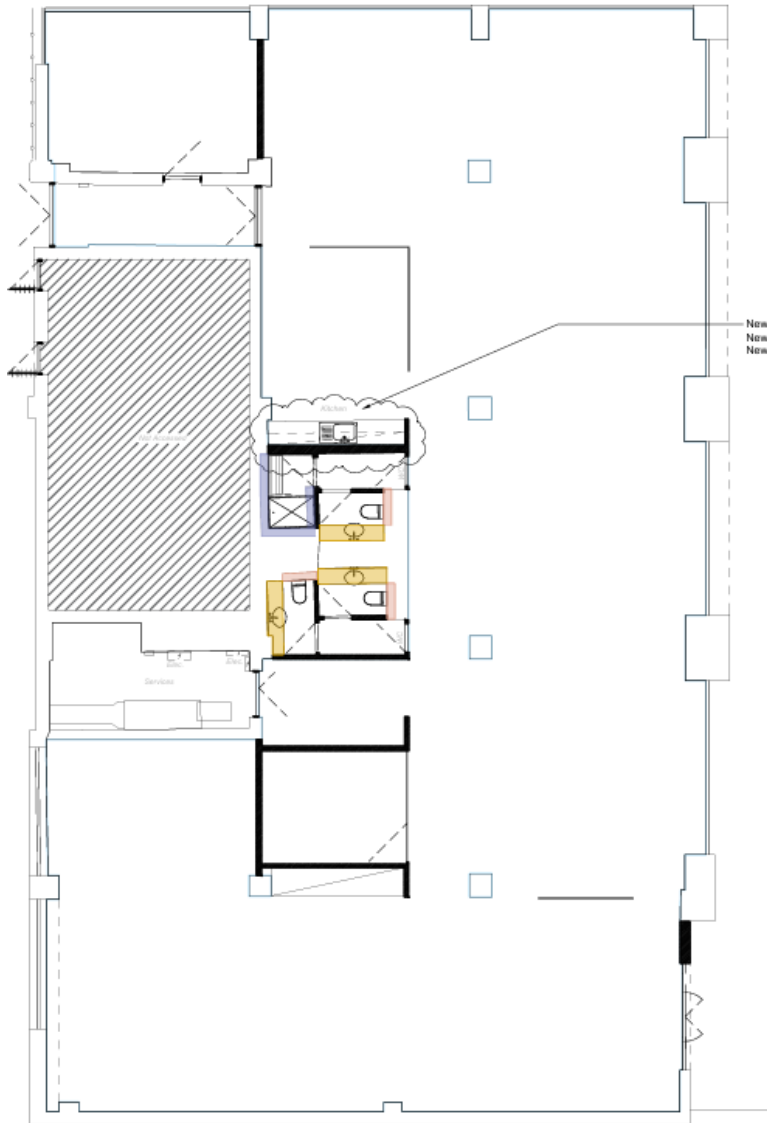
FULLY FITTED OFFICE OVERLOOKING REGENT'S CANAL



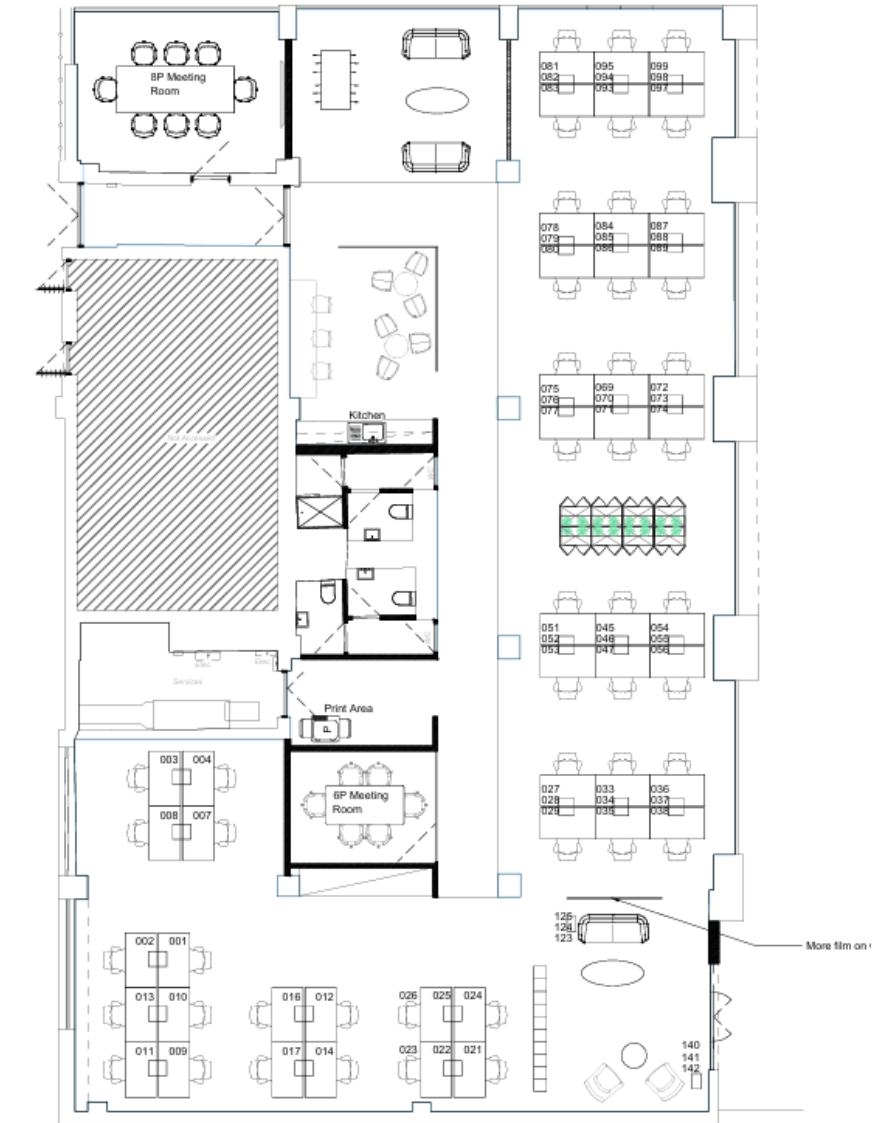
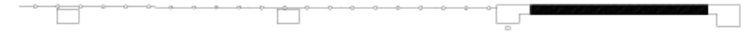
BELCOR

135 SHEPHERDESS WALK
NI





Ground Level



Ground Level

TRANSPORT

Old Street– 13 mins



Angel– 15 mins



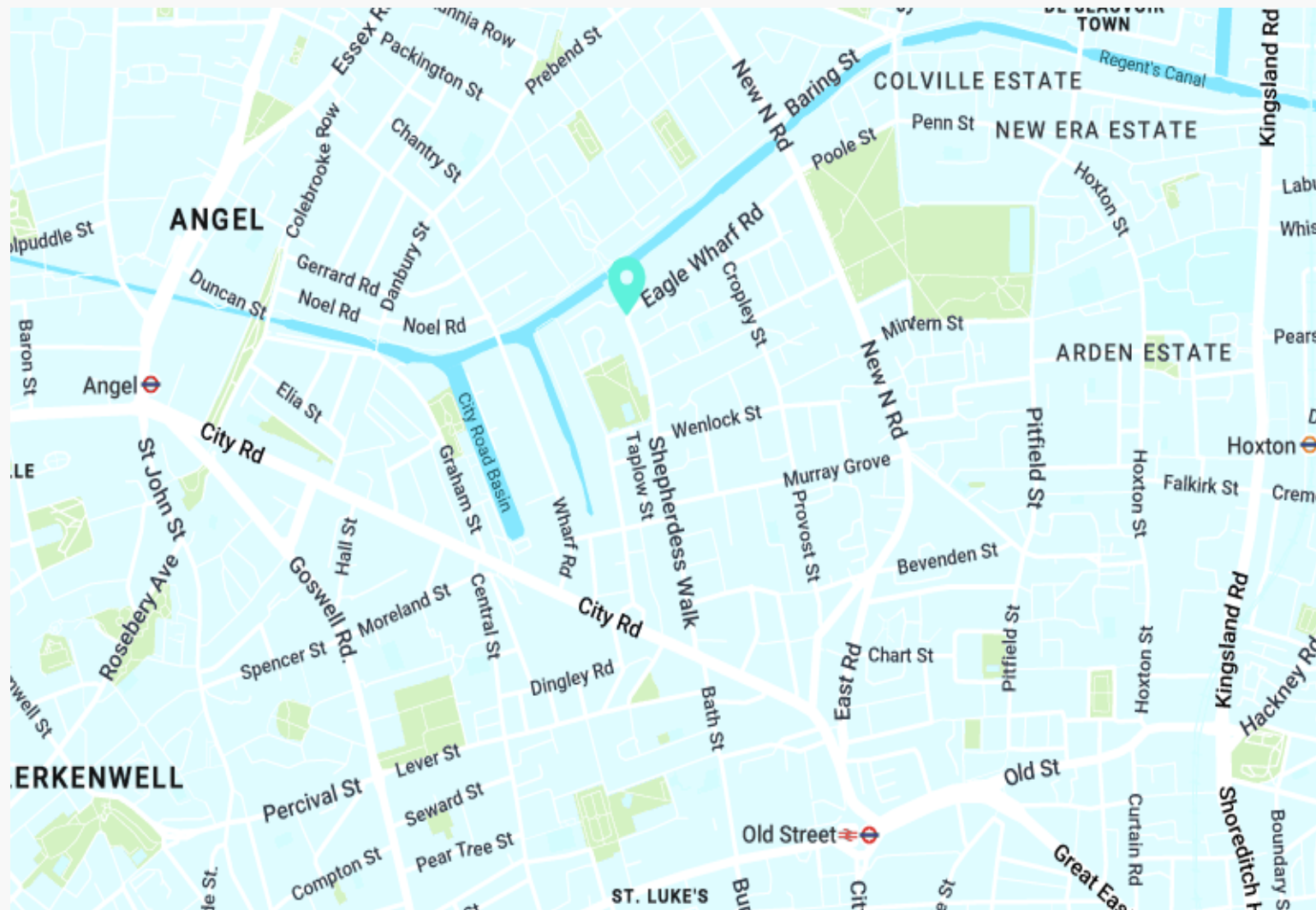
Hoxton – 24 mins



AREA

This office boasts a stunning view of regent's canal. The building is positioned between Angel and Old Street stations, the location offers effortless access to a vibrant mix of restaurants, bars, and leisure facilities. Excellent transport links connect you to the rest of the city with ease. Altogether, it creates the perfect setting for a dynamic and inspiring business environment.

LOCATION



AVAILABILITY

UNIT	STATUS	SIZE (SQFT)	RENT	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	Under Offer	4,141	£32.50	£14	£5	£17,772

TERMS

A new lease to be contracted outside the Landlord & Tenant Act for a term to be agreed.

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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