



14C Shepherdess Walk

N1 7LB

**1000 sq ft – Warehouse
style office N1 – £39 psf**

**1,083 sq ft
(100.61 sq m)**

14C Shepherdess Walk, London, N1 7LB

Description

A ground floor warehouse style space within a prominent character building on Shepherdess walk, close to its junction with City Road. Situated just on the edge of tech City and Hoxton, and is a popular location for media and creative occupiers.

The unit benefits from one parking space demised with the property which is accessed via the rear of the building within the basement car park, secured with an electronic roller shutter system.

Location

The building is within short walking distance of both Old Street and Angel underground stations, as well as the regular bus routes that run along City Road.

Specification

- High grade fit-out
- Excellent natural light
- Good ceiling height
- Exposed brickwork
- Wooden flooring with underfloor heating
- Integrated glass fronted meeting room
- Self-contained showers and WCs
- Air conditioning
- Fitted teapoint
- Car space

Viewings

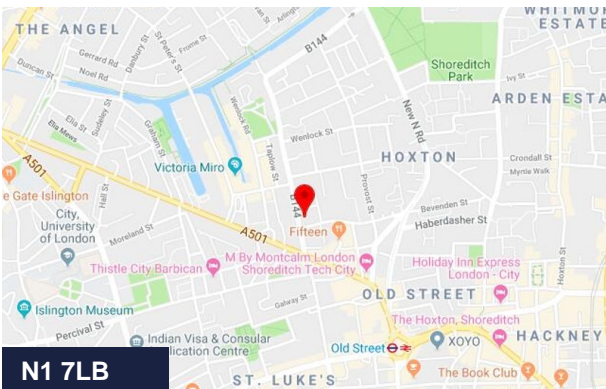
Viewings via Stirling Ackroyd

Terms

New Full Repairing and Insuring lease terms to be agreed

Virtual Tour

<https://vimeo.com/stirlingackroyd/review/441796822/91704078aa>



Summary

Available Size	1,083 sq ft
Rent	£39.00 per sq ft
Rates Payable	£15.00 per sq ft
Service Charge	£1.50 per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information



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