

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

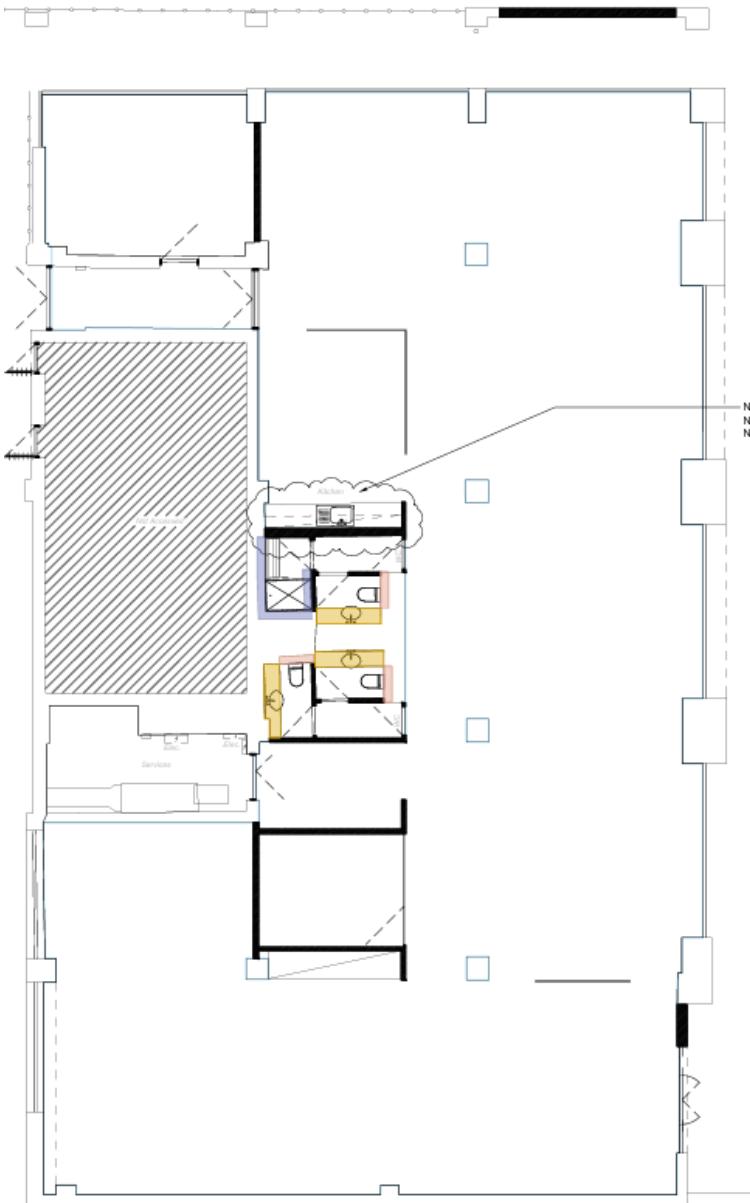
## FULLY FITTED OFFICE OVERLOOKING REGENT'S CANAL



# BELCOR

135 SHEPHERDESS WALK  
NI





Ground Level

Ground Level

## TRANSPORT

Old Street – 13 mins



Angel – 15 mins



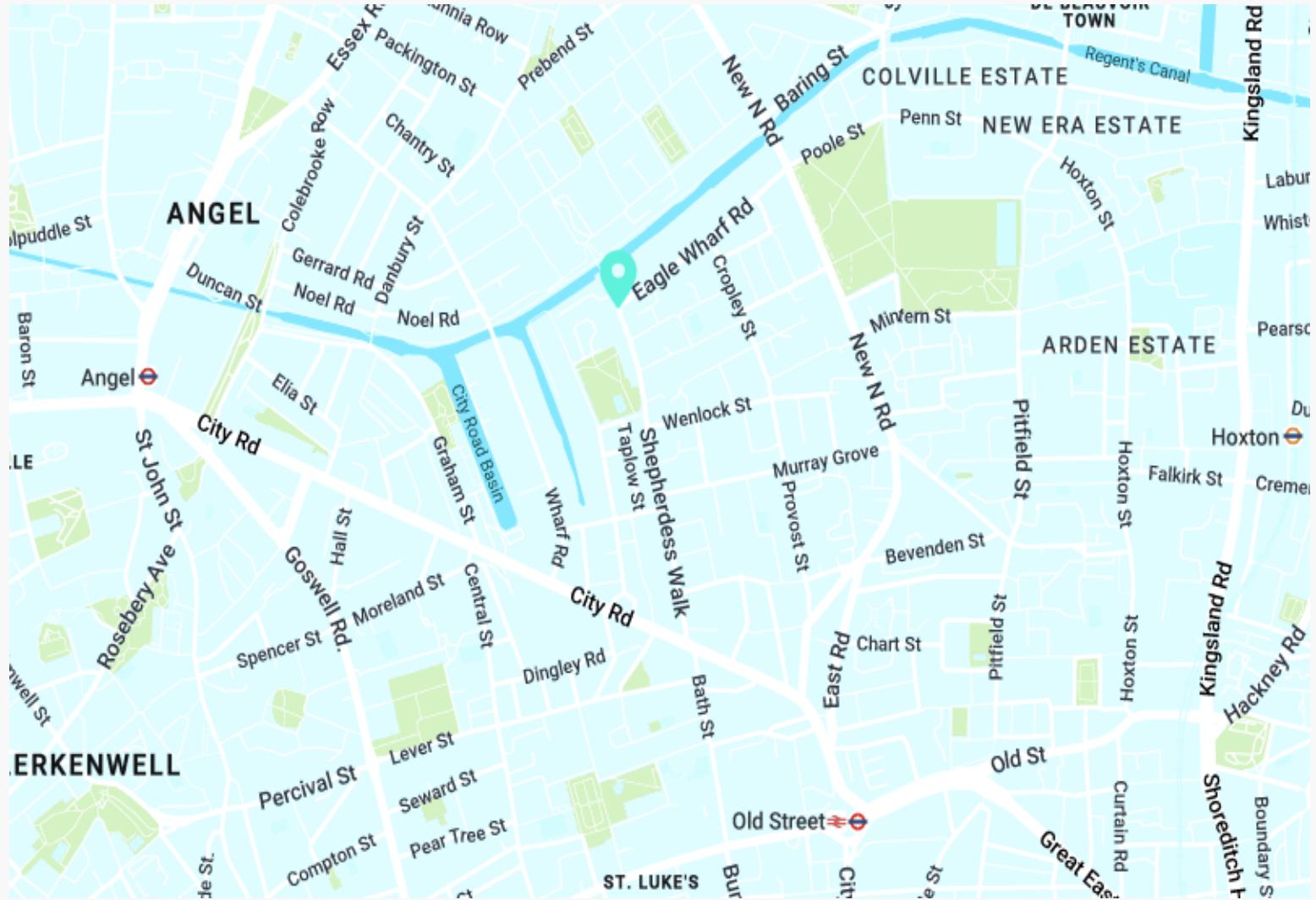
Hoxton – 24 mins



## 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	Available	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

# VIEWINGS VIA JOINT SOLE AGENTS

BELCOR

020 7375 3444

agency@belcor.london

[www.belcor.london](http://www.belcor.london)

KOOPMANS

020 8044 3494

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## TEAM



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