



**TO LET / FOR SALE**

**14C Shepherdess Walk,  
London, N1 7LB**

**1,083 sq ft**

**Victorian warehouse  
converted Office/Studio  
For Sale or To Let**



**VIDEO TOUR**

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## 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.

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## Location

An easy spot to get to and from, the building is only approximately 6 minutes' walk from the Old Street Junction, where bus, National Rail, and Underground services link to much of London. Clerkenwell, the City, West End, Islington, and Kings Cross are all nearby as well. An array of local shops, cafes and restaurants are just around the corner including The Eagle, Mont Calm Hotel, Sainsburys, Pret, Pizza Union and Nando's.

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## Key points

- Excellent natural light
- Good ceiling height
- Wooden flooring with underfloor heating
- Integrated glass fronted meeting room
- Self-contained showers and WCs
- Air conditioning
- Ground floor
- Close to transport links







## Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Price	£695,000
Rates	£16 per sq ft
Service Charge	£3 per sq ft
VAT	To be confirmed
EPC	E (109)

## Viewing & Further Information



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