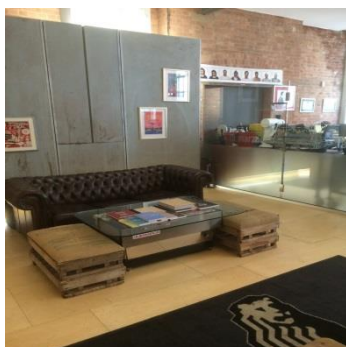


# TO LET

## GROUND FLOOR WAREHOUSE STYLE OFFICE UNIT WITH CAR SPACE

UNIT 14C, SHEPHERDESS WALK, ISLINGTON, LONDON, N1 7LB  
1,083 SQ. FT (100.6 SQ. M) APPROX



# Currell

020 7354 5050

## Location

The space is located in a fabulous character building on Shepherdess Walk, close to its junction with City Road. This is on the edge of Tech City and Hoxton and is a popular location for media and creative occupiers. There are numerous retail, bar and restaurant facilities in the area including Jamie Oliver's Fifteen and Angel, Islington and Old Street are within short walking distance offering fabulous shopping and eating facilities.

The building is within a short walking distance of Old Street and Angel Underground Stations and regular bus routes run along City Road.

## Description

Ground floor warehouse style space within this prominent building which is mainly open plan and benefits from the following amenities:

- 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

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

## Accommodation

(All measurements are approximate)

1,083 sq ft                      (100.6 sq m)

## Rental

**£52,500** per annum exclusive of Business Rates, Service Charge and VAT.

## Business Rates

Current Rateable Value: **£33,250**

Rates payable: approx. **£15,960**

Interested parties are advised to speak to the Local Authority to check rates payable.

## Service Charge

The service charge is currently approximately £1,700 per annum.

## Legal Costs

Each party to bear their own legal costs.

## EPC

Energy Performance Asset Rating – E

## Viewing

Strictly by appointment through sole agents:

### **Currell Commercial Ltd.**

**Jon Morell** – 020 7096 2785

[j.morell@currell.com](mailto:j.morell@currell.com)

**Beverley Hedge** – 020 7704 7514

[b.hedge@currell.com](mailto:b.hedge@currell.com)

**Dean Marks** – 020 7096 2780

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For more information on our properties please visit our website – [www.currell.com/commercial](http://www.currell.com/commercial)

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