



**AVAILABLE TO LET**

# 14c Shepherdess Walk, N1

14c Shepherdess Walk, London N1 7LB



Office for rent, 1,083 sq ft, £42,237 per annum

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/39703-14c-shepherdess-walk-n1-14c-shepherdess-walk>

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### 1,083 sq ft ground floor warehouse style office to let

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 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.

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

#### Highlights

- 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

#### Property details

Rent	£42,237 per annum					
S/C	£1.57 psf £1,700 per annum					
Est. rates payable	£15.07 psf £16,326 per annum					
Building type	Office					
Size	1,083 Sq ft					

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Ground Floor	1,083	£39.00	£1.57	£15.07	£60,257.81	Available

#### More information

[Visit microsite](#)

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#### Contact us

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