



Office To Let

170 Shepherdess Walk, N1

3,303 Sq Ft. (306.85 sq. m)

Description

Positioned off Regents Canal, 170 Shepherdess Walk is a dual-storied office building situated just a 10-minute walk from Angel Tube Station. The unit has 2 meeting rooms in situ. Split over 2 floors with an interconnecting staircase and lift, the space benefits from an open-plan work area.

The space has plenty of charm and is ready to occupy immediately.

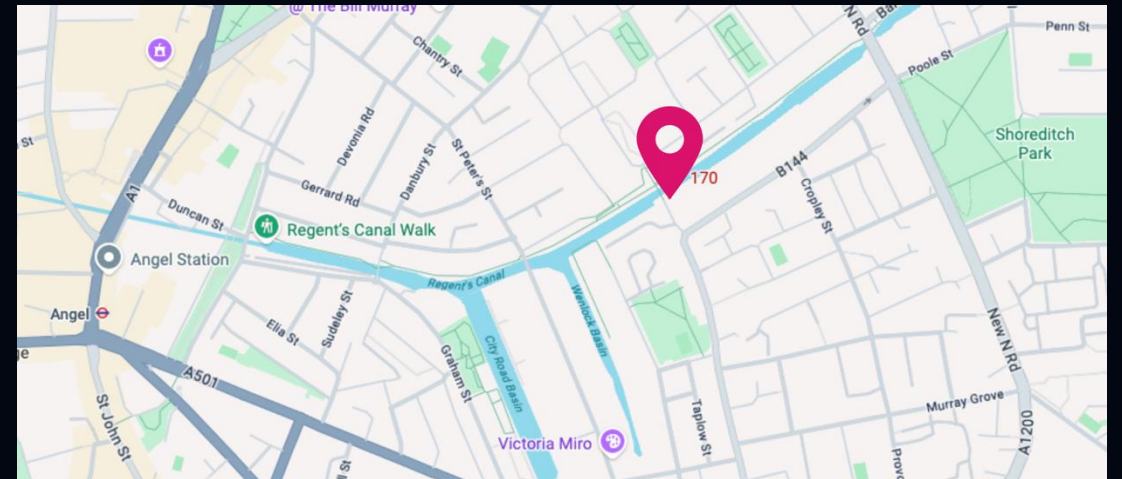
Specification and Amenities

- Self-Contained Ground and LG unit
- Modern office aesthetic
- Meeting rooms
- Canal views
- 2 modern fitted kitchenettes
- WC facilities
- Shower facilities

Location

The space is situated on Shepherdess Walk. The property is located between Old Street and Angel underground stations and a short cycle to Highbury and Islington, Liverpool Street and Kings X St Pancras stations. This location is highly connected.

In addition, the property is situated close to Shoreditch Park, offering easy access to green amenity space.



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14 Floral St, Covent Garden, London, WC2E 9DH



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3,303 Sq Ft. (306.85 sq. m)

Schedule of Areas

Floor	Sq Ft.	Sq. m,	Available
Ground	1,400	130.06	Immediately
Lower Ground (LG)	1,903	176.79	Immediately

Lease Options

New lease direct from the landlord.

Financials

Quoting Price: £900,000

Viewings

Strictly by appointment through SHB.



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