



AVAILABLE TO LET

8 Shepherdess Walk, N1

8 Shepherdess Walk, London N1 7LB



Office for rent, 2,846 sq ft, £65.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/40521-8-shepherdess-walk-n1-8-shepherdess-walk>

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Plug & Play 4th floor office – 2,846 sq ft to let

Located just 5 minutes' walk from Old Street roundabout where Underground, National Rail and bus services connect to much of London, making this an easy place to get to and from with Clerkenwell, The City, West End, Islington and Kings Cross all readily accessible. An array of local shops, cafes and restaurants are just around the corner including The Eagle gastro-pub as reference in the nursery rhyme 'Pop goes the weasel' and Jamie Oliver's original Fifteen restaurant.

This converted Victorian warehouse building offers open plan floors bursting with original character including exposed London stock brickwork, timber beams and cast iron columns throughout mixed with modern amenities such as raised access floors and air conditioning. The apex corner position provides fantastic number of modern crittle style windows providing an abundance of natural light.

Highlights

- 42 desk configuration
- 2 glazed meeting rooms
- 1 informal meeting/breakout space
- Excellent natural daylight
- Air conditioning
- Fully accessible raised floors
- Good floor to ceiling height
- Male and Female WCs
- Shower
- Passenger lift

Property details

Rent	£65.00 psf
Est. S/C	£5.25 psf
Est. rates payable	£17.27 psf
Building type	Office
Size	2,846 Sq ft

Lease details Offered on a new full repairing and insuring lease for a term to be agreed.

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Fourth Floor	2,846	£65.00	£5.25	£17.27	£249,081.92	Available

More information

[Visit microsite](#)

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Contact us

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