

# Compton

## Shoreditch

8 Shepherdess Walk  
N1 7LB

Newly refurbished self-contained duplex with its own entrance available for rent only a moments' walk from Old Street & Angel stations.

**For Rent**  
5,892 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

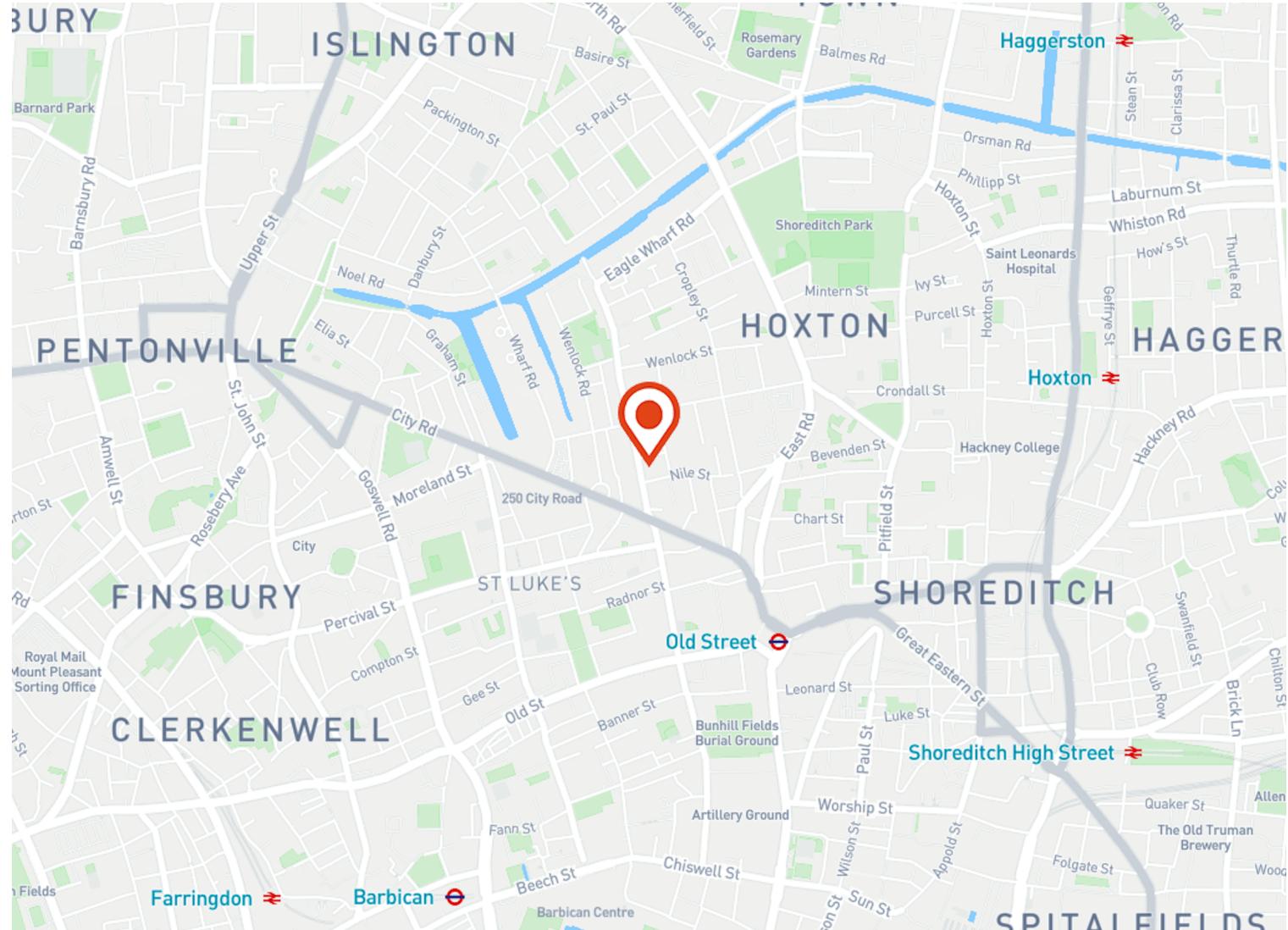


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## Location

The building is just 6 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.

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Ground Floor

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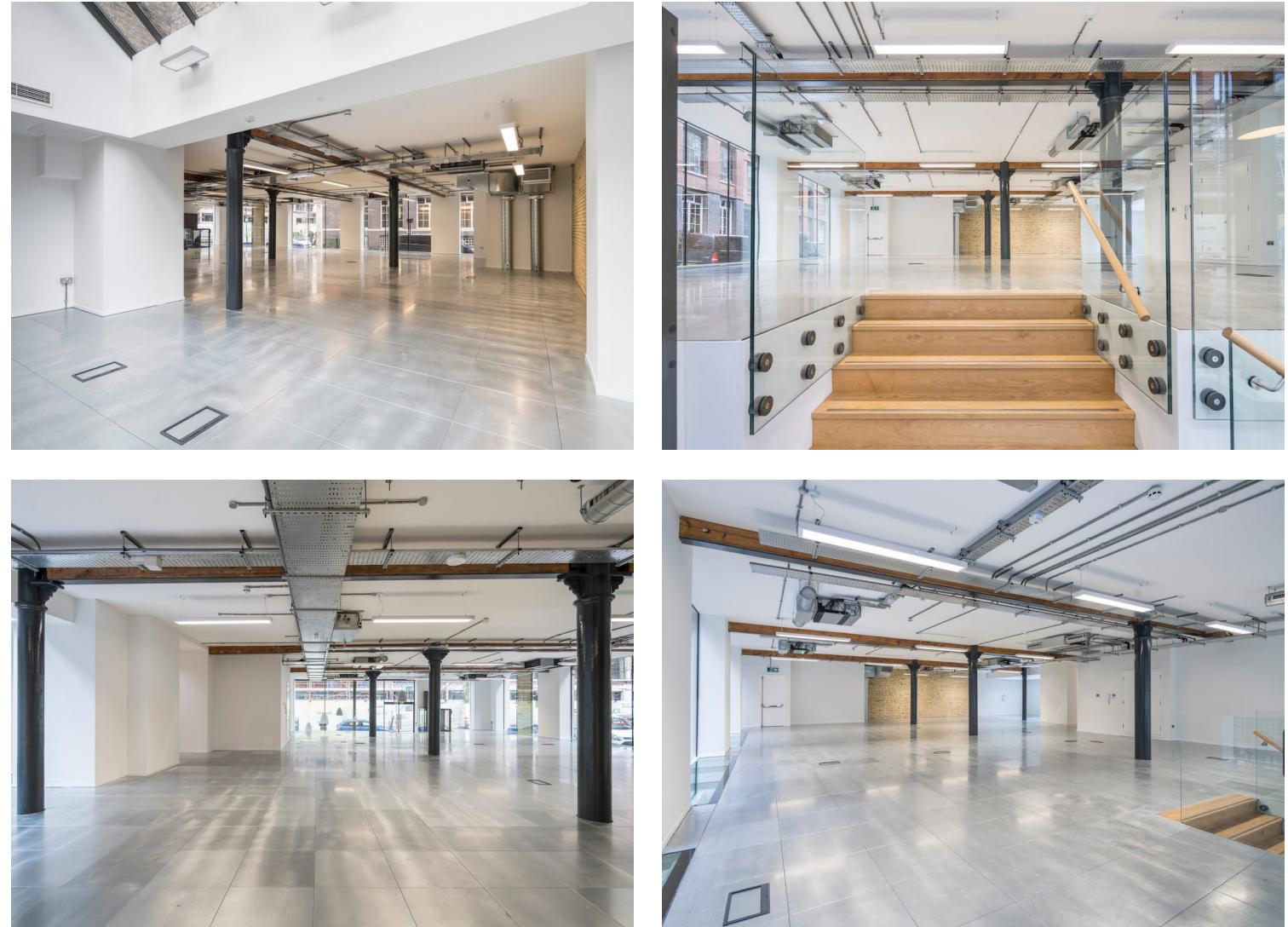
Lower Ground Floor

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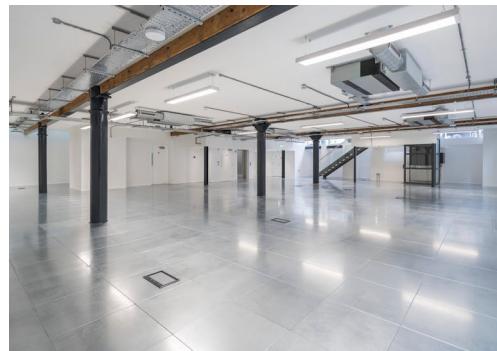
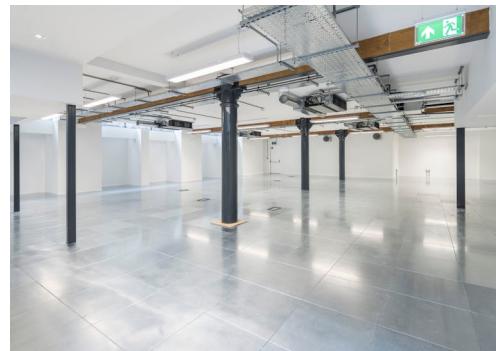
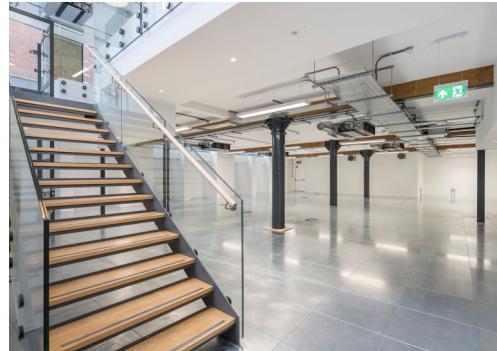
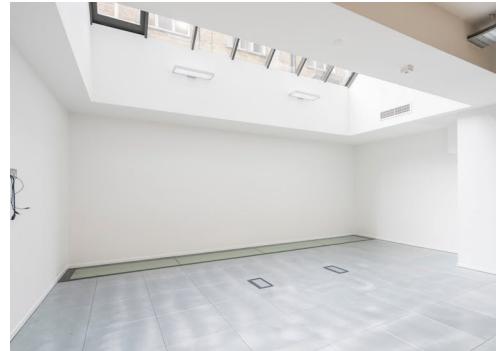
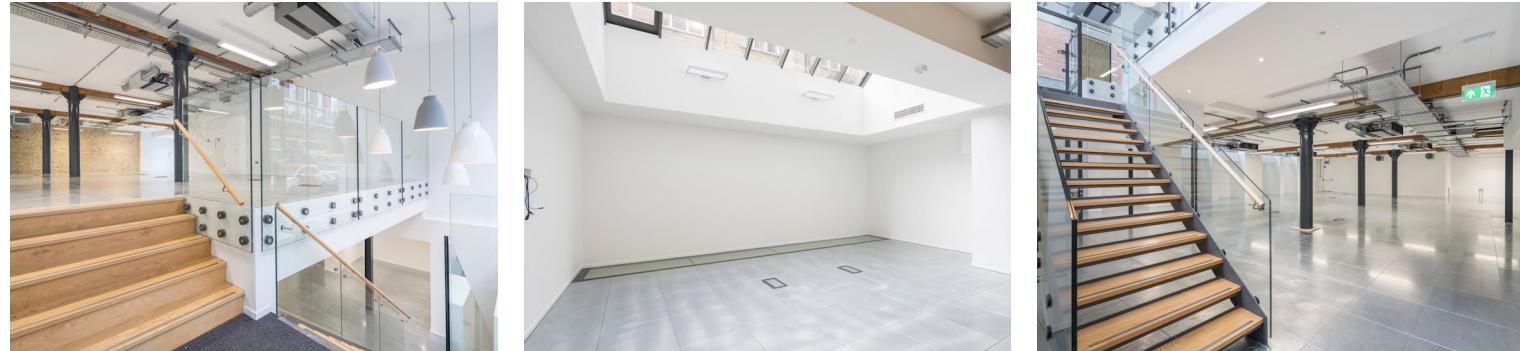


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## Amenities

- Newly refurbished
- Self-contained entrance to the Ground & Lower Ground duplex
- Generous floor to ceiling heights throughout
- Air conditioning throughout
- Modern suspended lighting
- Male and female WC's
- Communal shower facilities
- DDA lift

## Description

Shepherdess Walk maintains a special place in the renaissance of Shoreditch and the City Fringe as one of the original streets that saw warehouse workspaces first take hold and that put Hoxton on the map as a place to live, work and play.

The collection of places to eat and drink in the vicinity is now legendary with food from all around the world, creative cocktails, craft beer, gourmet coffee and almost every type of breakfast, brunch, lunch and dinner available. The daily street market at Whitecross Street is a real favourite among workers and locals, while the new retail and restaurant boulevard at The Bower has become an instant hit.

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## Content

Watch the film



View on Website



## Developer

Private

## Tenure

Leasehold

## Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

## VAT

The property is elected for VAT

## Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

## Local Authority

The London Borough of Hackney

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## Floor Areas & Outgoings

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Ground	2,803	£39.50 /sq ft Approx.	£14.08 /sq ft	£5.68 /sq ft	£13,842.15	£166,105.78	Under Offer
Lower Ground	3,089	£39.50 /sq ft Approx.	£14.08 /sq ft	£5.68 /sq ft	£15,254.51	£183,054.14	Under Offer
Total	5,892				£29,096.66	£349,159.92	

# Compton

## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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