



STIRLING
ACKROYD

TO LET / FOR SALE

**14C Shepherdess Walk,
London, N1 7LB**

1,083 sq ft

**Victorian warehouse
converted Office/Studio
For Sale or To Let**



VIDEO TOUR

stirlingackroyd.com



Description

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



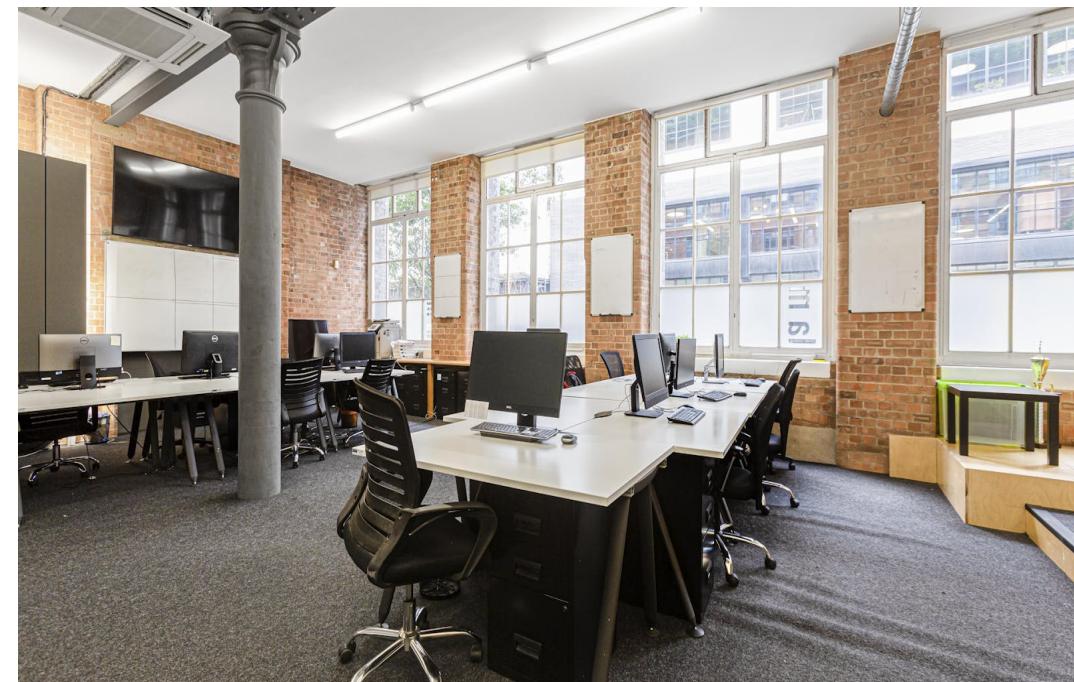
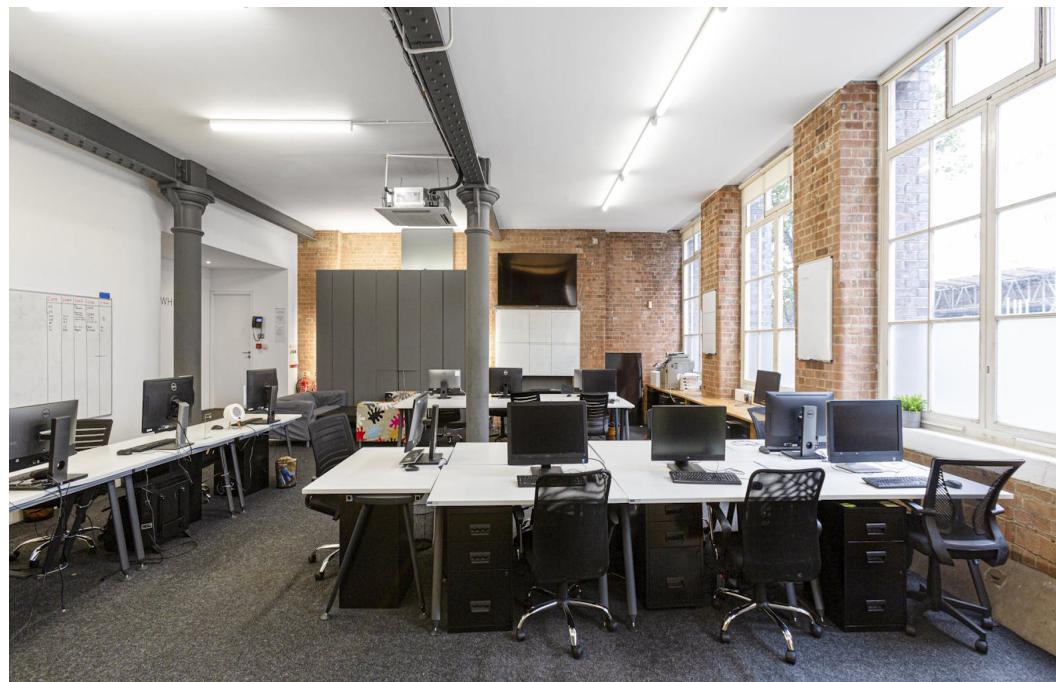
Location

An easy spot to get to and from, the building is only approximately 6 minutes' walk from the Old Street Junction, where bus, National Rail, and Underground services link to much of London. Clerkenwell, the City, West End, Islington, and Kings Cross are all nearby as well. An array of local shops, cafes and restaurants are just around the corner including The Eagle, Mont Calm Hotel, Sainsburys, Pret, Pizza Union and Nando's.



Key points

- Excellent natural light
- Good ceiling height
- Wooden flooring with underfloor heating
- Integrated glass fronted meeting room
- Self-contained showers and WCs
- Air conditioning
- Ground floor
- Close to transport links



Rents, Rates & Charges

Lease	New Lease
Rent	£35.00 per sq ft
Price	£695,000.00
Rates	£16 per sq ft
Service Charge	£3 per sq ft
VAT	To be confirmed
EPC	E (109)

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 17/05/2024