



TO LET

Units B2 and B3
Chocolate Studios, 7
Shepherdess Place,
London, N1 7LJ

1,159 to 1,206 sq ft

Warehouse style
Shoreditch offices



[VIDEO TOUR](#)

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Description

Situated in Chocolate Studios which was home to one of London's largest confectionery makers Barratt & Co. Ltd. These character filled office spaces blends a modern aesthetic with its historic back drop. With exposed brick walls, concrete floors and Crittal style windows the offices also have access to a shared courtyard area.

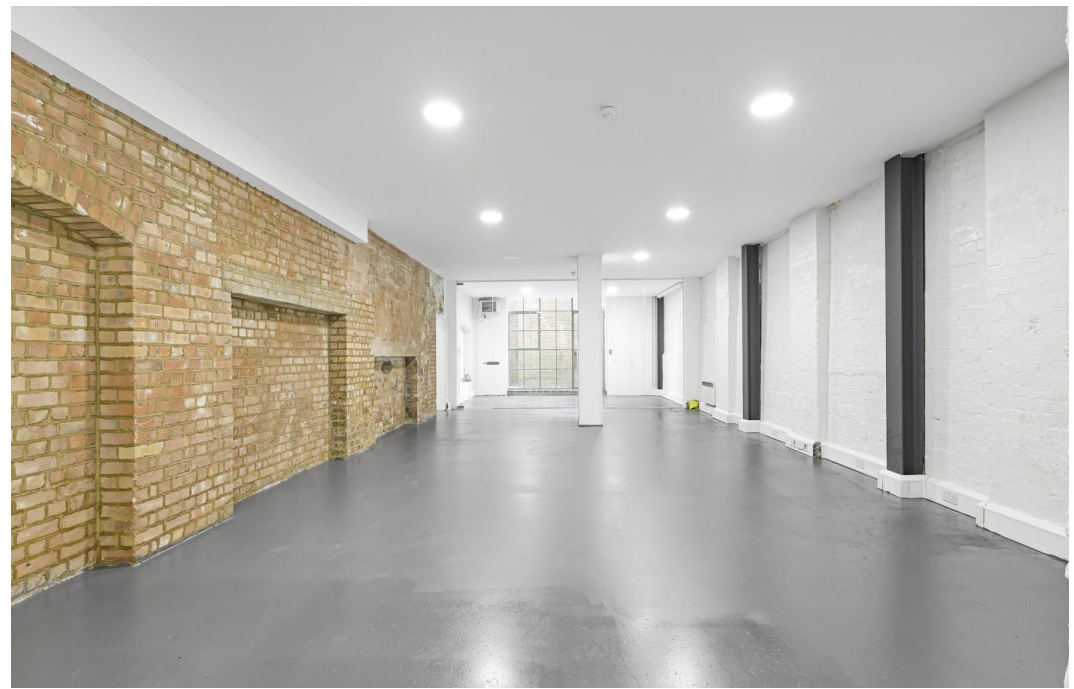
Location

The property is within the Old Street district, the building is only approximately six minutes' walk from the Old Street Junction, where bus, National Rail, and Underground services link to much of London. Shoreditch, 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

- Unit B2 - total ground floor space - 1,206 square feet
- Unit B3 - total ground floor space - 1,159 square feet
- Converted warehouse
- Air conditioning and kitchenette
- Exposed brickwork
- Good ceiling height
- Open-plan office space
- Close to transport links





Accommodation

Name	sq ft	sq m	Availability
Ground - B2 - office	1,206	112.04	Available
Ground - B3 - office	1,159	107.67	Available

Viewing & Further Information



Harry Mann
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Rents, Rates & Charges

Lease	New Lease
Rent	£27.50 per sq ft
Rates	£9.54 per sq ft
Service Charge	TBC
VAT	On application
EPC	D (89)

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