# London Canal Building, 137 Shepherdess Walk, N1

4,240 sq ft of fully fitted, self contained office space situated adjacent to Regent's Canal, between Old Street and Angel Stations.



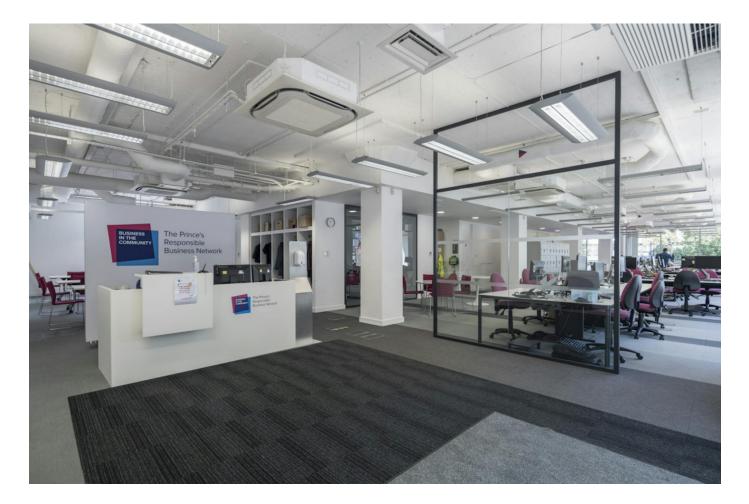


### Summary

Demise 1 Floor Size 4,420 sq ft (410.63 sq m) Rent £27.50 per sq ft Service Charge £10 per sq ft Rates Payable £10 per sq ft

**Viewing** strictly by prior appointment with Colliers International through: 020 7935 4499





#### Description

Fully fitted self contained suite with excellent natural light, located next to Regent's Canal.

#### Amenities

- Fully fitted
- Self contained
- 3 meeting rooms, kitchen and breakout area
- Flooded with natural light
- Overlooking Regent's Canal

#### Floor Areas & Outgoings

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Unit A	4,420	410.63	Available
Total	4,420	410.63	

#### Location

Located between Angel and Old Street stations, the building benefits from numerous restaurants, bars, leisure and transport options.



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# **Contact us**

All appointments to view must be arranged via joint sole agents, Colliers International, through:

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