

# 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
<b>Total</b>	<b>4,420</b>	<b>410.63</b>	

## Location

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



## 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
<b>Total</b>	<b>4,420</b>	<b>410.63</b>	



## Contact us

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

**Charlie Collins**

charlie.collins@colliers.com

+44 7759 121247

**Alex Waters**

alex.waters@colliers.com

07936 338784

**Jamie Arva (Koopmans)**

jamiea@koopmans.co.uk

07957 233219

**collierslondon.com**

**020 7935 4499**

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 50 George Street, London W1U 7GA.  
Generated on 17/04/2024