

Compton

For Rent
**8 Shepherdess Walk
Old Street N1**



Fully fitted office on Shepherdess Walk, moments from Old Street & Angel, offering bright space in a prime Shoreditch location.

For Rent

8 Shepherdess Walk
Old Street N1

Size

2,746 - 5,506 Ft²

Rent

£39.50 per sq ft
Approx.

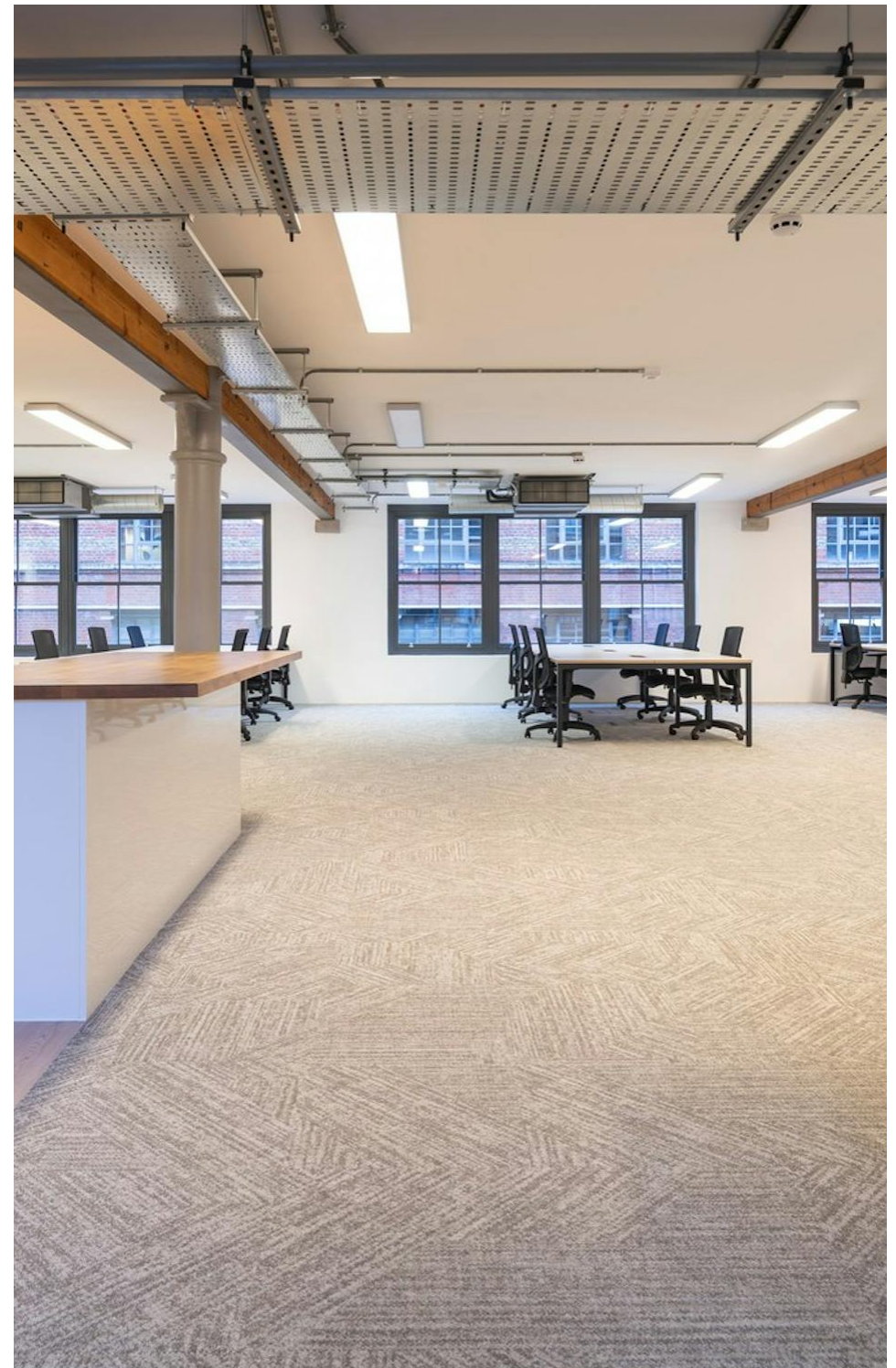
Fitout

Fitted

Description

Shepherdess Walk presents a rare opportunity to occupy a newly refurbished, fully fitted workspace on one of Shoreditch's most established and characterful streets, moments from Old Street and Angel stations.

The 2nd floor has recently been redecorated and is delivered fully fitted, comprising a welcoming reception area with soft seating, three built-in meeting rooms, a generous kitchen / breakout space and 26 desks in situ.



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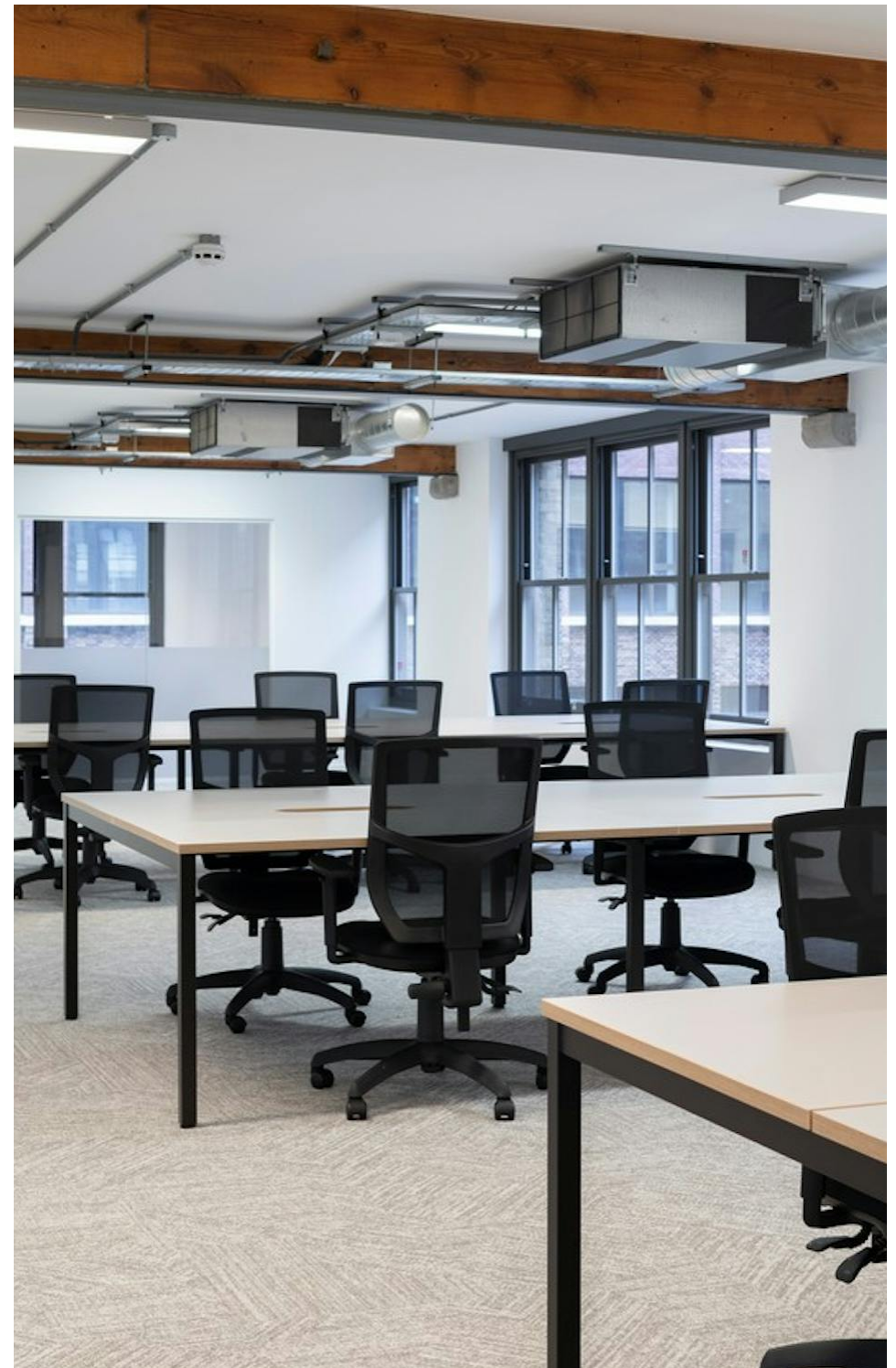
£39.50 per sq ft
Approx.

Fitout

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Description

The floor benefits from excellent natural daylight, air conditioning and modern suspended lighting throughout. Occupiers also enjoy 24/7 access, alongside end of trip facilities including shower provision and bike storage, as well as male and female communal WCs.



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Meeting Rooms

Size

2,746 - 5,506 Ft²

Rent

£39.50 per sq ft
Approx.

Fitout

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8 Shepherdess Walk
Old Street N1

Main Office Space



For Rent

8 Shepherdess Walk
Old Street N1

Meeting Room



Meeting Rooms

For Rent

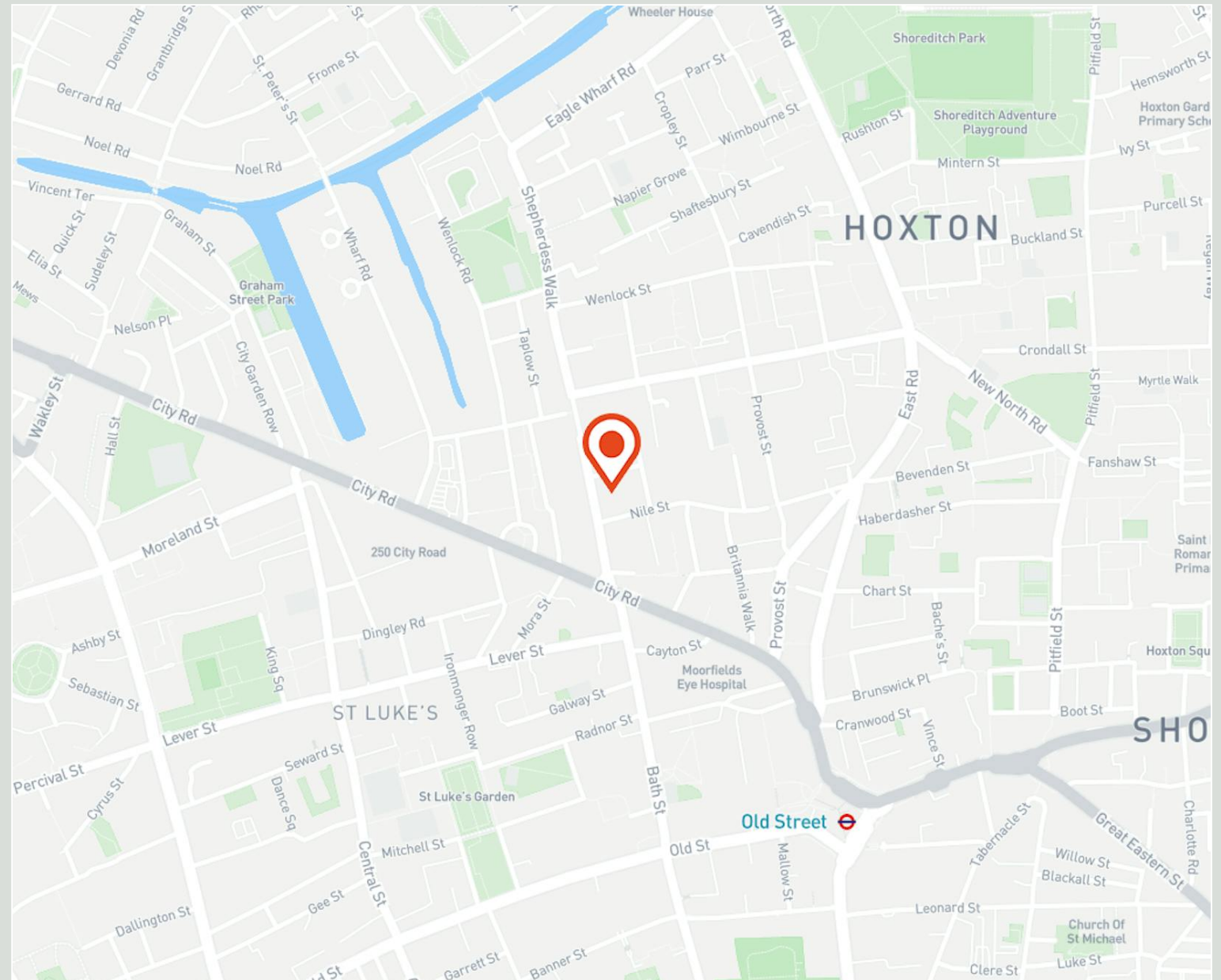
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Location

Shepherdess Walk is perfectly positioned in the heart of Shoreditch's vibrant City Fringe, one of London's most dynamic and sought-after office locations.

Situated moments from Old Street and within easy walking distance of Angel, the building benefits from excellent transport connectivity via the Northern Line and National Rail services, as well as numerous bus routes nearby.

The surrounding area offers an exceptional mix of cafes, restaurants, gyms and independent retailers, alongside a strong community of tech, media and creative occupiers.



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8 Shepherdess Walk
Old Street N1

Kitchen

Compton

9 — 14



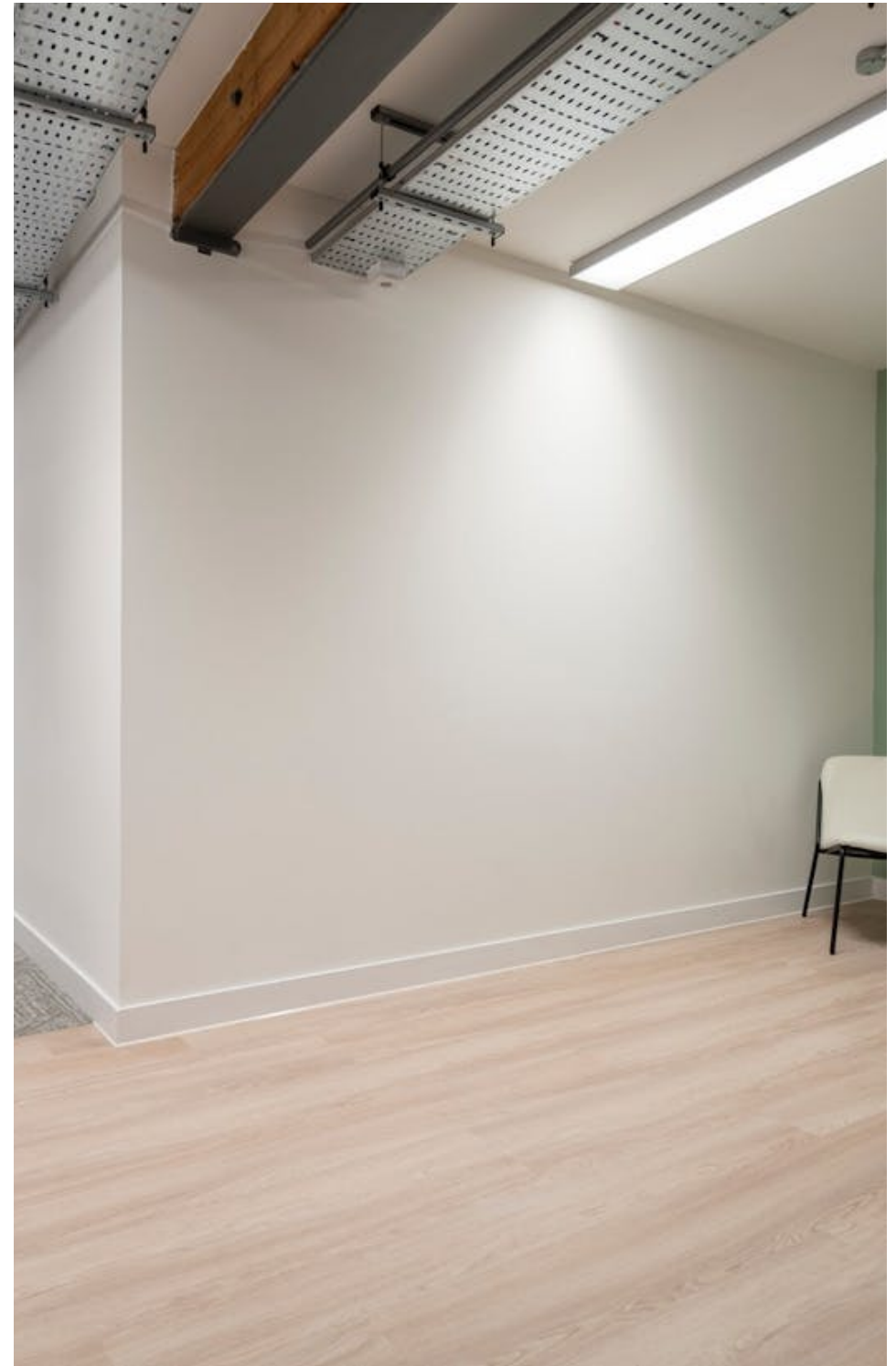
For Rent

8 Shepherdess Walk
Old Street N1

Amenities

- Fully Fitted Office
- 26 Desks In Situ
- Office moments away from Old Street and Angel Station
- Excellent Natural Day Light
- Air Conditioning Throughout
- Modern Suspended Lighting
- Bike Storage and Shower Facilities
- Exposed Brick Wall

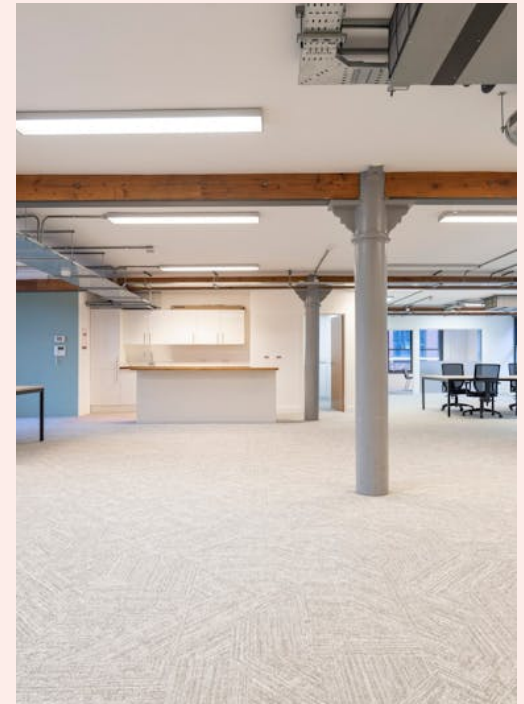
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Main Office Space



Kitchen

For Rent

8 Shepherdess Walk
Old Street N1

Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
2nd - Fully Fitted	2,760	£39.50	£24.13	£7.79	£71.42	£16,426.60	£197,119.20	Available
1st	2,746	£39.50	£24.13	£7.79	£71.42	£16,343.28	£196,119.32	Available
Total	5,506	£39.50	£24.13	£7.79	£71.42	£32,769.88	£393,238.52	

For Rent

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Old Street N1

Tenure

New Lease

Availability

Available Immediately

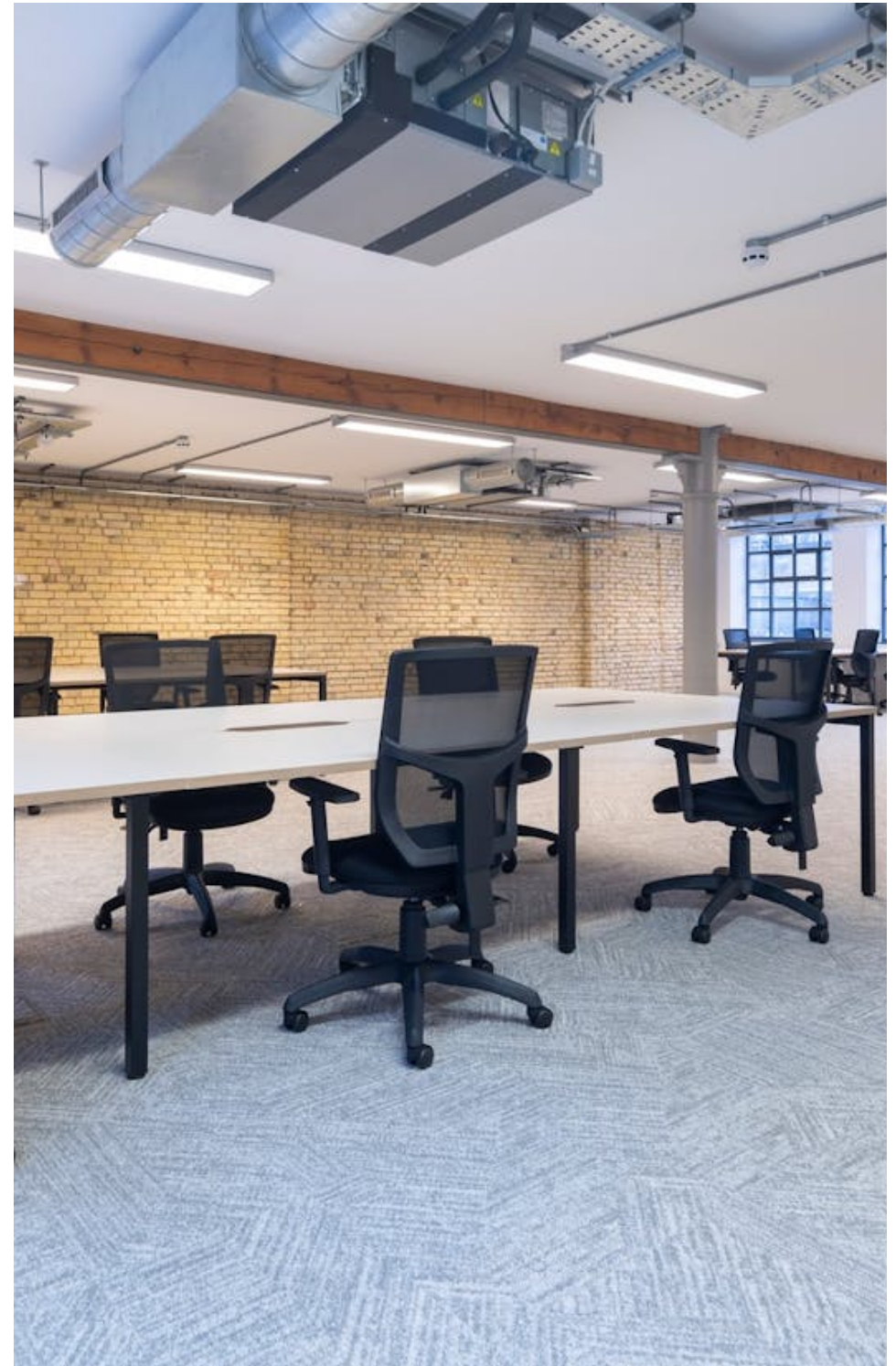
Compton Concierge

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compton.london

020 7101 2020

enquiries@compton.london

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



Jake Kinsler

jk@compton.london

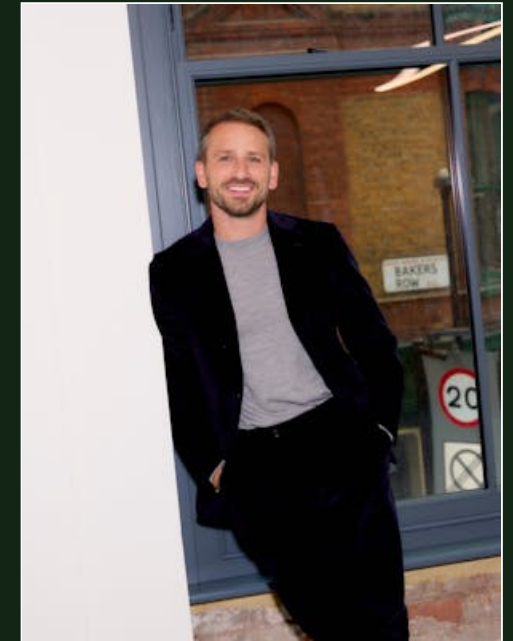
0207 101 2020 | 07928049777



Dylan Kessel

dk@compton.london

0207 101 2020 | 07734374594



Elliott Stern

es@compton.london

0207 101 2020 | 07834 918700