

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**

2,760 Ft<sup>2</sup>

**Rent**

£39.50 per sq ft  
Approx.

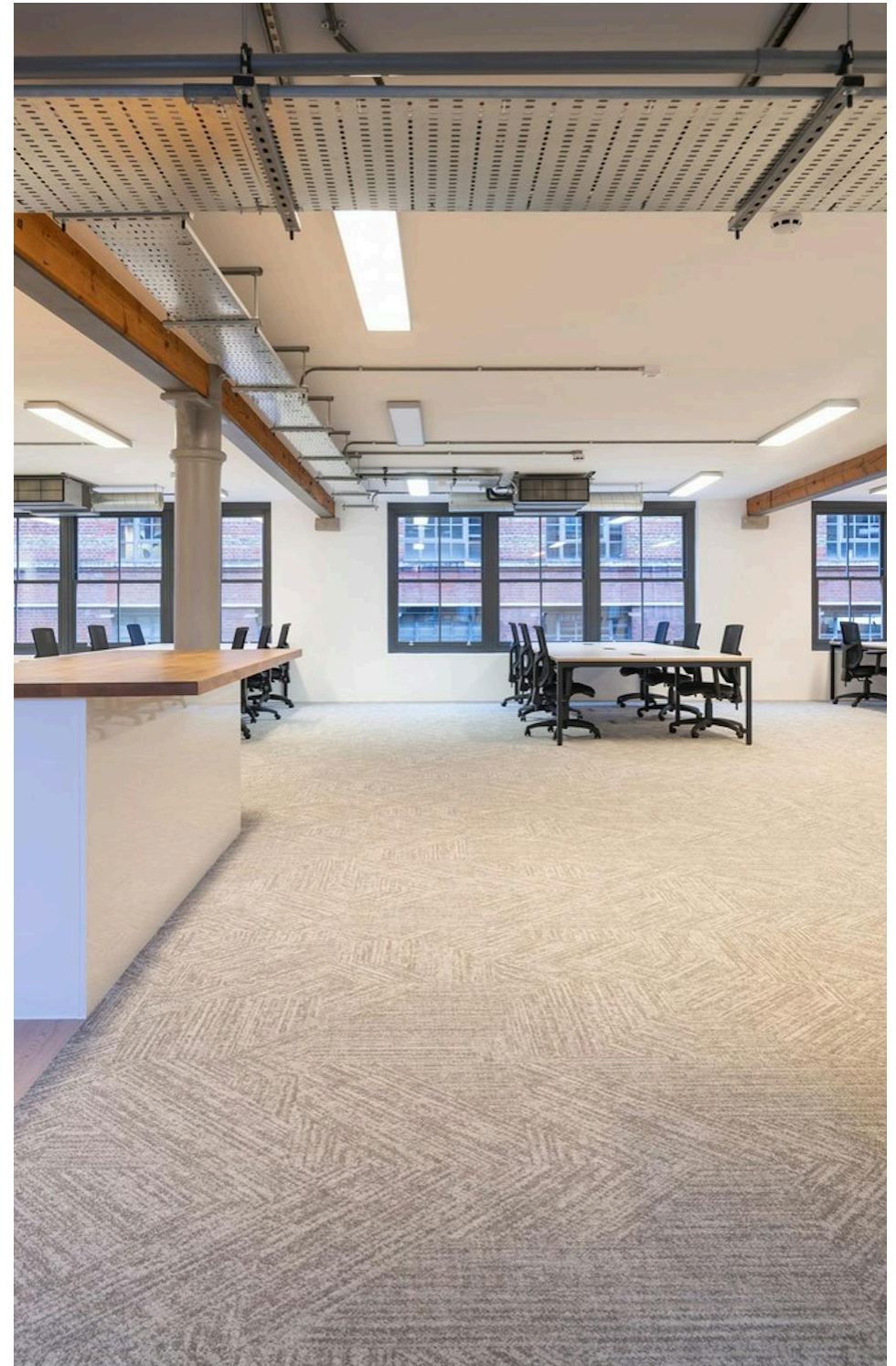
**Fitout**

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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**Rent**

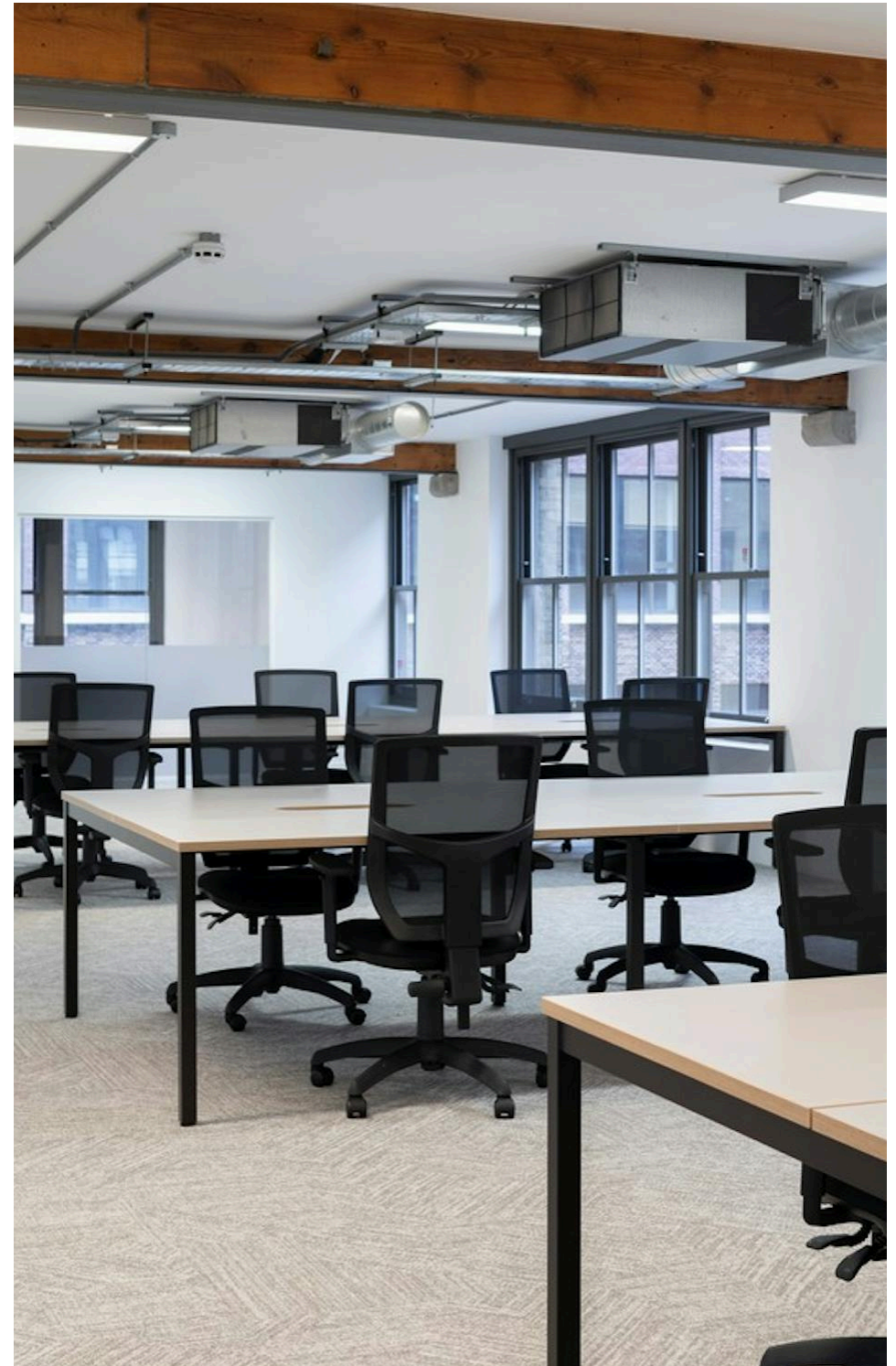
£39.50 per sq ft  
Approx.

**Fitout**

Fitted

**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*

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Approx.

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Main Office Space



*For Rent*

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*Meeting Room*



*Meeting Rooms*

*For Rent*

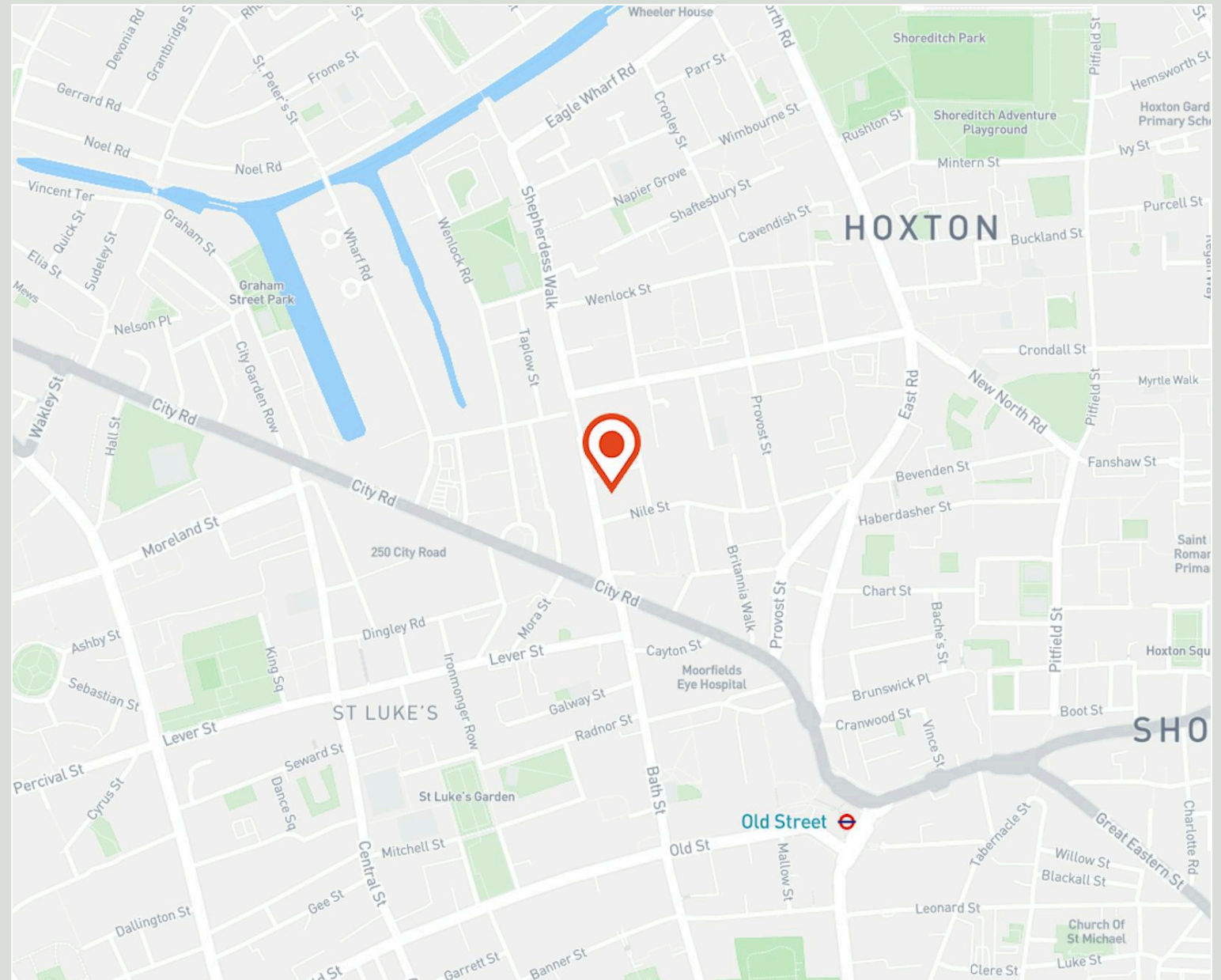
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*Location*

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



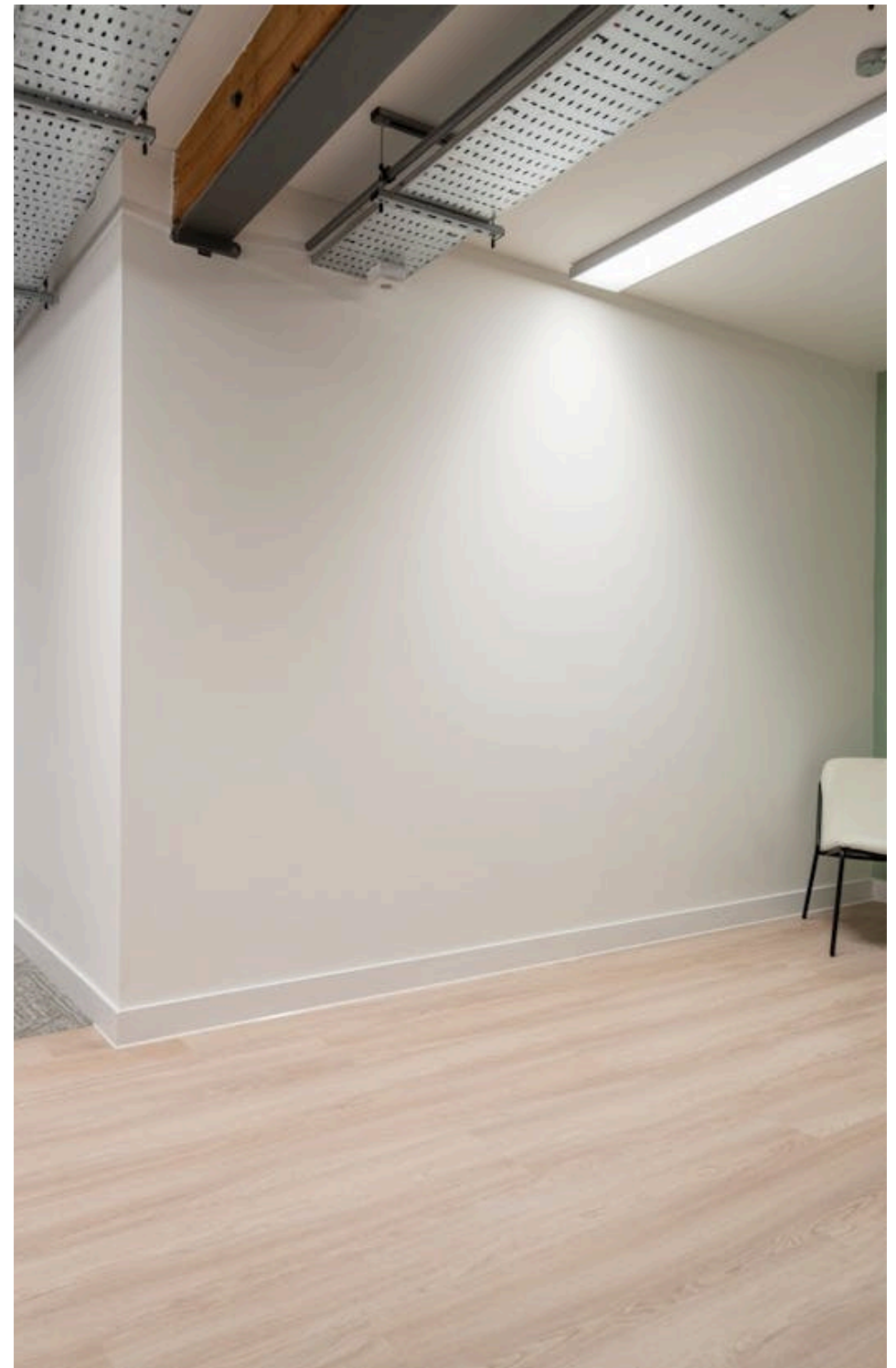
Compton

**For Rent**

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Old Street N1

**Amenities**

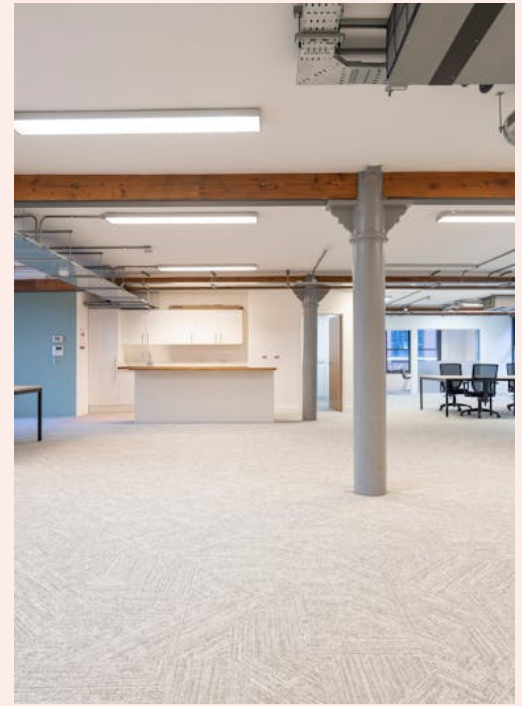
- Fully Fitted Office
- 26 Desks In Situ
- Office moments away from Old Street and Angel Station
- Excellent Natural Day Light
- Air Conditioning Throughout
- Modern Suspended Lighting
- Bike Storage and Shower Facilities
- Exposed Brick Wall



*For Rent*

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*Main Office Space*



*Kitchen*

For Rent

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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	2,760	£39.50	£24.13	£7.79	£71.42	£16,426.60	£197,119.20	Available
<b>Total</b>	<b>2,760</b>	<b>£39.50</b>	<b>£24.13</b>	<b>£7.79</b>	<b>£71.42</b>	<b>£16,426.60</b>	<b>£197,119.20</b>	

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### Tenure

New Lease

### Availability

Available Immediately

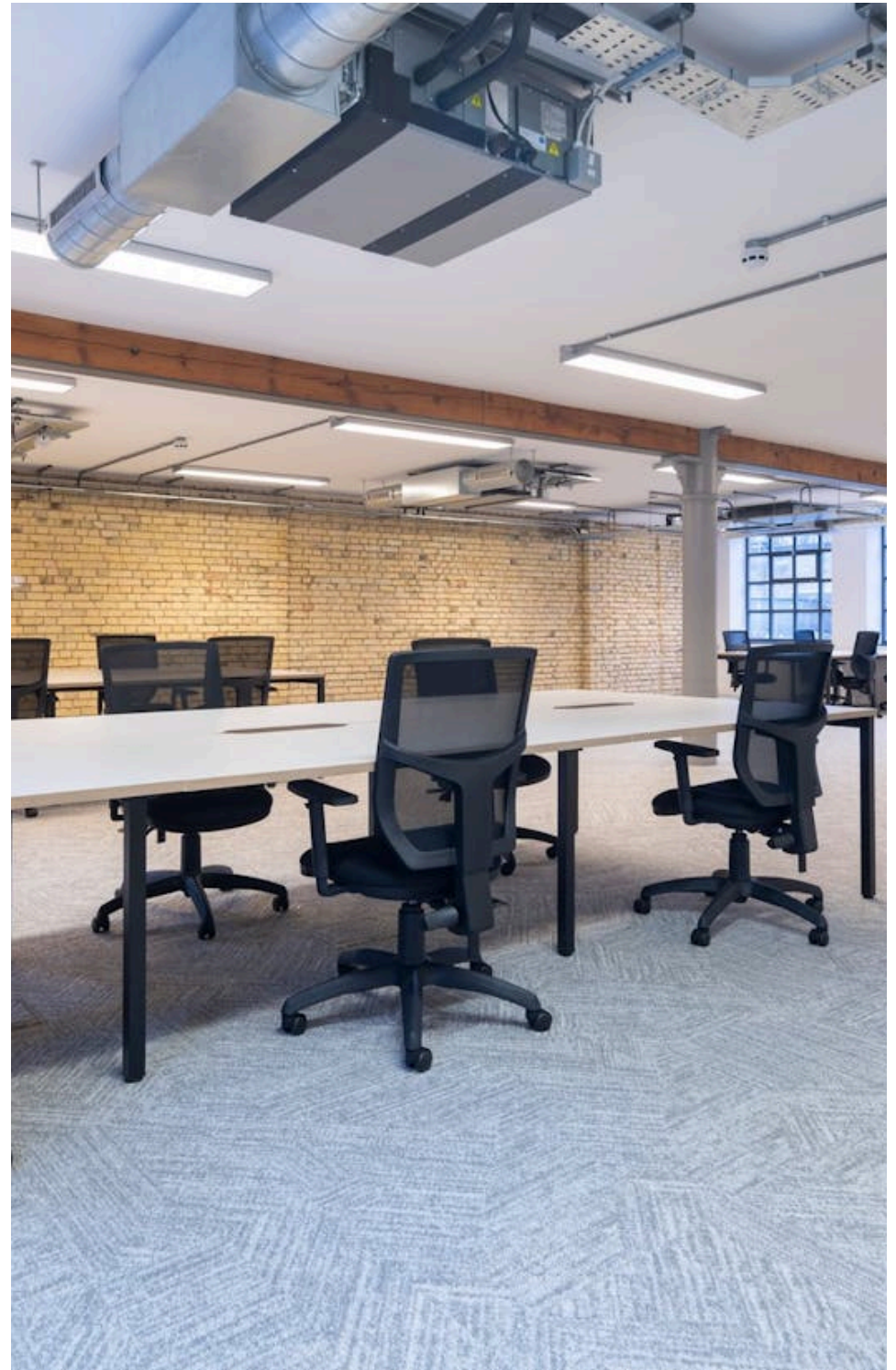
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Contact Us

compton.london

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



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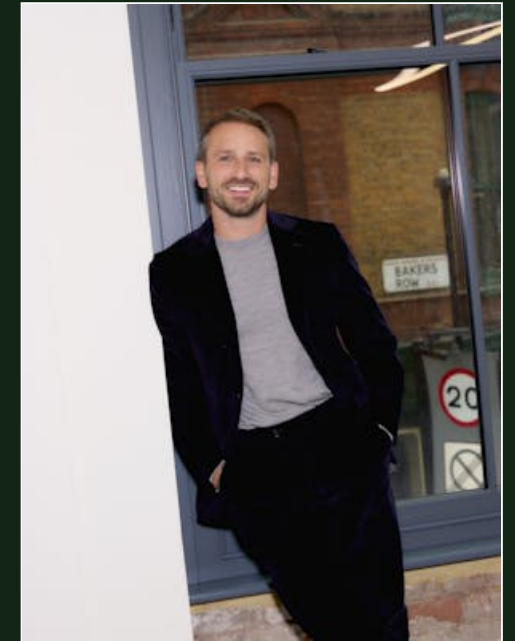
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