



NEW INSTRUCTION TO BUY / TO LET 44-48 Shepherdess Walk, London N1

Studio / Media Style Self-Contained Accommodation 3,593 SQ FT (334 SQ M)

Location: The property is located on the east side of Shepherdess Walk just a few minutes walk from the junction with City Road.

Description: The property, offering good quality media style accommodation with original warehouse features, benefits from the following amenities.

Amenities:

- * Self-contained With Own Front Door
- * Modern Lighting
- * Exposed Brickwork (in part)
- * Partitioned Meeting Room
- * Kitchenette Located on Each Floor
- * Storage Cupboards to Lower Ground
- * Comfort Cooling
- * Original Wooden Floors (in part)
- * Good Natural Daylight
- * Category 5E Cabling
- * WC's Located on Each Floor

Accommodation:

Ground Floor	1,666 Sq Ft	(155 Sq M)
Lower Ground Floor	1,927 Sq Ft	(179 Sq M)
Total	3,593 Sq Ft	(334 Sq M)

*Both floors to be sold/let as one unit.

Rent: £65,000 per annum, exclusive

Tenure: A new full repairing and insuring lease for a term by arrangement. Alternatively, the long leasehold can be purchased, price upon application.

Possession: Immediately on completion of legal formalities.

Viewings: Strictly by appointment through joint sole agents:

Dron & Wright

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Subject to Contract

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