



DRON & WRIGHT

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NEW INSTRUCTION

**St Mark's House, Shepherdess Walk,
London N1**

3,585 Sq Ft (333 Sq M) to 8,760 Sq Ft (814 Sq M)



Location:

St Mark's House is located on the north side of Shepherdess Walk close to the junction with City Road. The immediate surrounding area offers a large selection of restaurants, bars and shops, including Jamie Oliver's Fifteen. The property is well connected and within easy walking distance of Old Street underground station which provides both underground and over ground services.

Accommodation:

Third Floor	5,175 Sq Ft	(481 Sq M)
Lower Ground Floor	3,585 Sq Ft	(333 Sq M)
Total	8,760 sq ft	(814 Sq M)

Subject to Contract

T: 020 7891 2345

80 Cannon Street London EC4N 6HL F: 020 7891 2300

Both floors are newly redecorated and benefit from the following amenities:-

- * Newly refurbished
- * Open plan
- * Four pipe fan coil air conditioning
- * Suspended ceilings with Cat 2 lighting (third floor)
- * Perimeter trunking
- * Tea point (third floor)
- * Commissionaire
- * 24 hour security
- * Two passenger lifts
- * Goods lift
- * Bike storage

Terms: A new sub-lease for a term expiring December 2014.

Rent:

Third Floor	£17.50 per square foot
Lower Ground Floor	£12.50 per square foot

Service Charge: £8.28 per square foot.

Rates:

Third Floor	- £7.73 per square foot (approx) 2011/2012.
Lower Ground Floor	- £5.22 per square foot (approx) 2011/2012.

Viewings: Strictly by appointment through sole agents: -

Joanna Gospage
Richard Chapman

020 7891 2346
020 7891 2306

joannagospage@dronwright.co.uk
richardchapman@dronwright.co.uk



3rd Floor



Lower Ground Floor