



172 SHEPHERDESS WALK

A fully fitted narrowboat on the Regent's Canal in Islington with panoramic canal views, a fitted bar and two levels of workspace

OVERVIEW

A fully fitted narrowboat moored on the Regent's Canal, offering a genuinely one of a kind workspace across two levels with wooden floors throughout, panoramic wraparound windows on the upper deck with views along the canal in both directions and a fitted bar and kitchen area with concrete worktops. The lower level has its own separate space currently set up as a gym, with air conditioning, wall lighting and direct access to the deck.

AMENITIES

Fully fitted and ready to occupy immediately on flexible terms.

Panoramic wraparound windows with uninterrupted views along the Regent's Canal.

Two self-contained levels with a separate lower deck and direct access to the open deck outside.

Ten minutes from Old Street and Angel, with a direct cycle route along the towpath into King's Cross.



TERMS

Flexible by arrangement

SUMMARY

Available Size	636 sq ft
Price	£40,000+VAT per annum
Business Rates	Included in desk rate
VAT	Elected

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

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LOCATION

Moored on the Regent's Canal at Shepherdess Walk in Islington, with Old Street on the Northern line a ten minute walk and Angel on the Northern line close by. The canal towpath connects directly to King's Cross and the broader cycle network, and the building is surrounded by the bars, restaurants and creative businesses that have made this stretch of east London one of the most characterful places to work in the city.

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