



## TO LET

**3 Printing House Yard,  
Hackney Road, London,  
E2 7PR**

1,700 sq ft

**SELF CONTAINED  
OFFICE BUILDING WITH  
SHARED GARDEN**



**VIDEO TOUR**

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## Description

Comprising a beautiful two storey victorian property built from london stock brickwork with a fully glazed ground floor front and a stunning full length timber pitched roof to the first floor. The property is configured as open plan floors providing a versatile workspace for a range of occupiers. The floors have timber flooring and excellent ceiling height, exposed brickwork and lots of character. A shared courtyard garden to the rear provides a welcome amenity space in the summer for barbeques and the communal courtyard of Perseverance Works with it's 24 hour security, onsite coffee kiosk and external seating.

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## Location

Printing House Yard is located north of Hackney Road and south of Kingsland Road with Liverpool Street and Old Street stations within easy walking distance. Forming part of the Perseverance Works complex which is a private gated business complex that benefits from 24/7 security, on site coffee shop and is instantly recognisable as one of the most famous Shoreditch filming locations.

The area is well served with numerous bus routes and close to local restaurants, bars and cafe's.

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## Key points

- Self contained two storey building
- Exposed brickwork
- Character features throughout
- Popular gated courtyard community
- Just off Shoreditch High St









## Rents, Rates & Charges

Lease	New Lease
Rent	£70,000 per annum
Rates	£21,240 per annum
Service Charge	£7,650 per annum
VAT	On application
EPC	E (118)

## Viewing & Further Information



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