



**TO LET**

**4c Printing House Yard,  
London, E2 7PR**

**736 sq ft**

**Top floor studio within  
the sought after Printing  
House Yard**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

Printing House Yard, part of the prominent Perseverance Works, known for its treasure of creative companies and iconic warehouse conversion.

Unit 4c comprises an open plan studio with plentiful character with exposed brick walls, beautiful pitched timber roof, original crittal windows and a large loading door flooding the space with natural light.

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## Location

Printing House Yard is an attractive cobbled estate, popular with creatives located in the centre of Shoreditch, surrounded by many shops restaurants and bars. Shoreditch High Street station is a short walk from the office and Old Street Station is under a 10 minute walk, giving easy access to the Northern Line and National Rail services. The development attracts a mix of occupiers including architects, fashion designers and creative agencies.

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## Key points

- Timber flooring
- Vaulted ceiling
- Exposed brickwork
- Large industrial windows
- Air conditioning
- Access to fibre optic broadband

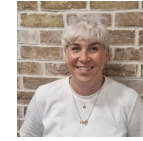




## Rents, Rates & Charges

Lease	New Lease
Rent	£40.00 per sq ft
Rates	£19.20 per sq ft
Service Charge	£4 per sq ft
VAT	On application
EPC	On application

## Viewing & Further Information



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