



**STIRLING
ACKROYD**

TO LET

**10B Printing House
Yard, Hackney Road,
London, E2 7PR**

908 sq ft

**908 square foot raised
ground floor office within
a beautiful Victorian
warehouse building**



VIDEO TOUR

stirlingackroyd.com



Description

Unit 10b comprises an open plan studio with a raised area suitable for private office/meeting room, breakout space or store room. The unit benefits from original arched crittal style windows, wooden flooring, suspended lighting, WC, a kitchen with fitted appliances and two meeting rooms.

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.

Key points

- Total space - 908 square feet
- Open plan
- Painted brickwork
- Set within attractive courtyard
- Excellent natural light
- Character features throughtout
- A vibrant creative hub
- WC and kitchen with fitted appliances





Rents, Rates & Charges

Lease	New Lease
Rent	£30,000 per annum
Rates	£19 per sq ft
Service Charge	£4.50 per sq ft
VAT	On application
EPC	D (83)

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 21/10/2024