



TO LET

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

721 sq ft

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



VIDEO TOUR

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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	£25,000 per annum
Rates	£19 per sq ft
Service Charge	£4.50 per sq ft
VAT	On application
EPC	D (83)

Viewing & Further Information



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