



**STIRLING
ACKROYD**

TO LET

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

1,108 sq ft

**Unique & Beautiful open
plan loft office in Printing
House Yard in Shoreditch**



VIDEO TOUR

stirlingackroyd.com



Description

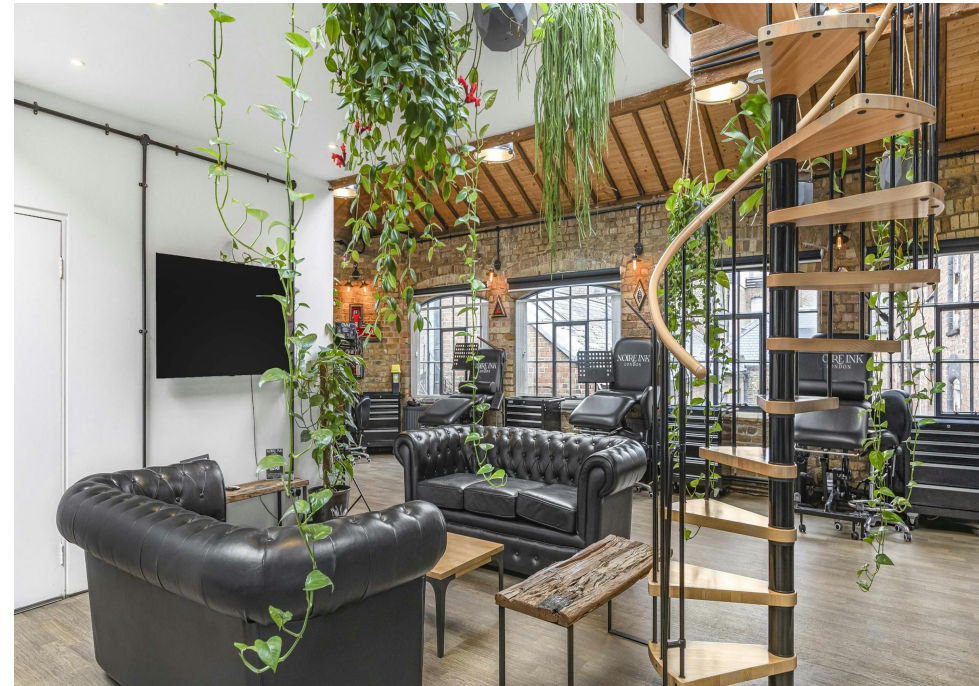
Unit 10e comprises an open plan studio with the added benefit of a mezzanine level which can be used as a meeting room, office area or breakout space. The unit has an abundance of character with exposed brick walls, beautiful pitched timber roof with two large skylights, original crittal windows and a large loading door flooding the space with natural light.

Location

Printing House Yard is a fantastic 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

- Timber pitched roof
- Wooden flooring
- Exposed brickwork
- Crittal windows
- Mezzanine level
- Lots of character
- High speed fibre available

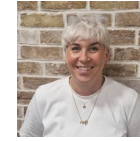




Rents, Rates & Charges

Lease	New Lease
Rent	£45.00 per sq ft
Rates	£16 per sq ft
Service Charge	£3.50 per sq ft
VAT	On application
EPC	D (87)

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Harry Mann
020 3967 0103
07947728313
hmann@stirlingackroyd.com



Joe Harris
020 3967 0103
07809091305
jharris@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 15/04/2024