



**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

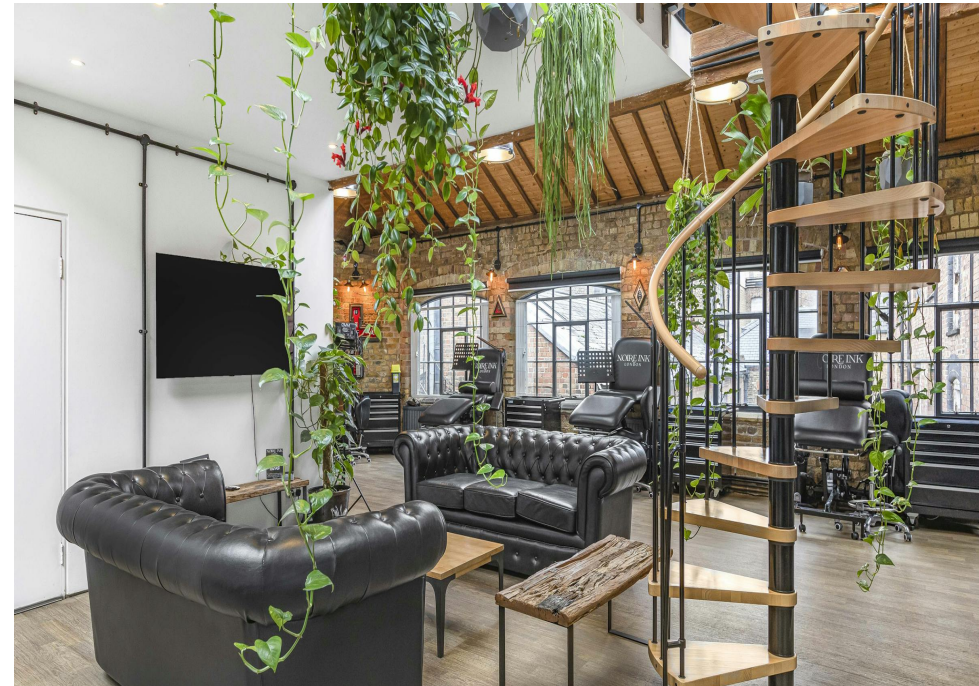
Unit 10e comprises an open plan studio with the added benefit of a mezzanine level which can be used as a meeting room, office area or breakout space. The unit has an abundance of character with exposed brick walls, beautiful pitched timber roof with two large skylights, original crittal windows and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





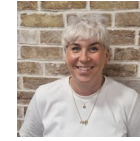
Accommodation

Name	sq ft	sq m	Tenure	Availability
3rd	1,108	102.94	To Let	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£16 per sq ft
Service Charge	£3.50 per sq ft
VAT	On application
EPC	D (87)

Viewing & Further Information



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