



**TO LET**

**109 Drysdale Street,  
London, N1 6ND**

1,034 sq ft

Great value Shoreditch  
office/studio



**VIDEO TOUR**

**stirlingackroyd.com**



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## Description

The office is located on the second floor accessed via a common entrance off a gated landscaped courtyard.

The open plan office benefits from excellent natural daylight from two elevations, coated concrete floor, a passenger lift, air cooling and heating unit, kitchen, perimeter trunking, communal male and female WCs with a shower, and an entry phone.

There is also an underground car parking space available subject to negotiations which is outside the Congestion Charging Zone.

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## Location

Fronting Drysdale Street which connects Kingsland Road to the east, and Hoxton Street to the west.

The unit is situated less than a five minute walk from Shoreditch High Street or Hoxton stations and 10 min walk to Old Street or Liverpool Street station.

The property is located within Shoreditch's vibrant mixed-use area, well served by many shops, amenities, eateries and bars

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## Key points

- Excellent natural light
- Passenger lift
- Air cooling and heating unit
- underground car parking subject to negotiations
- Open plan
- Excellent ceiling height
- Floor to ceiling windows





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## Accommodation

Name	sq ft	sq m	Availability
2nd	1,034	96.06	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£27,000 per annum
Rates	£15,427 per annum
Service Charge	£3,092 per annum
VAT	On application
EPC	C (51)

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## Viewing & Further Information



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## Joint Agents

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