



TO LET

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

1,034 sq ft

Great value Shoreditch
office/studio



VIDEO TOUR

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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.

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

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





Accommodation

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

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)

Viewing & Further Information



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Joint Agents

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