

Compton

Shoreditch

44-46 New Inn Yard
EC2A 3EY

Coming Soon August 2024 | Brand
newly refurbished characterful
warehouse office space available in
the heart of Shoreditch

For Rent

1,636 to 8,987 ft²

020 7101 2020
compton.london



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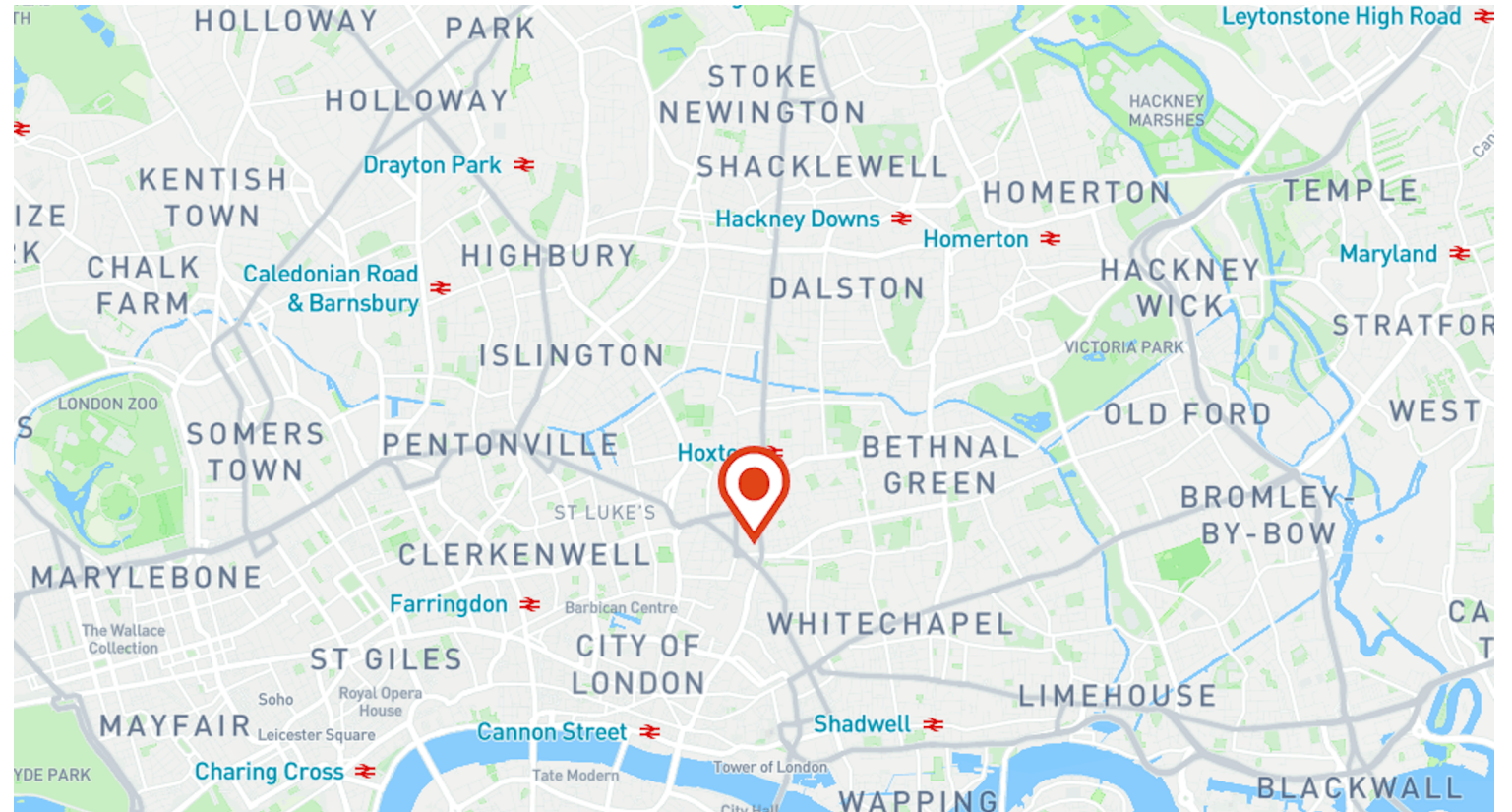
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Location

The building sits in a prime location on a pedestrian-friendly thoroughfare that connects the vibrant High Street with Curtain Road. Local landmarks such as Protein Studios, Shoreditch House and the iconic Tea building are on the doorstep, with the Overground station accessible by foot in under 5 minutes.

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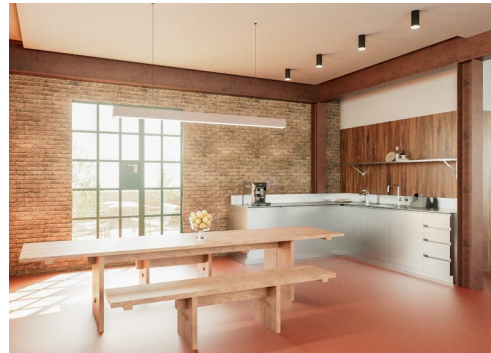
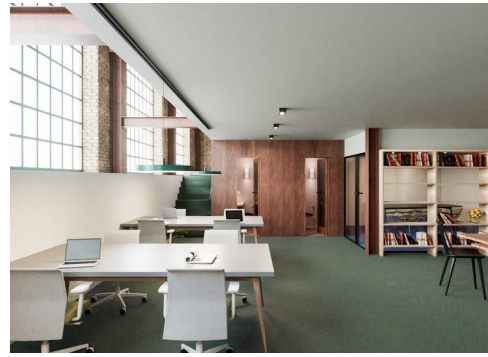
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Amenities

- Newly refurbished characterful warehouse
- 4 x self contained HQ units
- 3rd floor benefits from 2 private roof terraces
- The Ground floor benefits from direct street access
- Kitchenette in situ
- Modern suspended lighting
- Exposed original brickwork throughout
- Fibre in situ
- Each unit can offer 20-45 desks per floor
- Breakout spaces within each unit
- Communal WC's
- Secure bike store
- Showers

Description

Comprising of less than 10,000 square feet, 44-46 New Inn Yard will feature four self-contained HQ units, each with capacity for between 20 and 45 desks. Each floor benefits from the classical features of a former industrial site: high ceilings, exposed brickwork, steel beams and large critall windows flooding the units with natural light.

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Content

View on Website



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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Total month	Total year	Availability
3rd	1,636	£183	£24,949	£299,388	Coming Soon
2nd	2,250	£171	£32,062.50	£384,750	Coming Soon
1st	2,250	£171	£32,062.50	£384,750	Coming Soon
Unit - Ground & Lower Ground	2,851	£168	£39,914	£478,968	Coming Soon
Total	8,987	£173.25	£128,988	£1,547,856	

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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