

# Compton

---

## Shoreditch

44-46 New Inn Yard  
EC2A 3EY

---

Brand newly refurbished  
characterful warehouse office space  
available in the heart of Shoreditch

---

## For Rent

2,250 to 4,500 ft<sup>2</sup>

020 7101 2020  
compton.london



# Compton

---

## Shoreditch

44-46 New Inn Yard  
EC2A 3EY

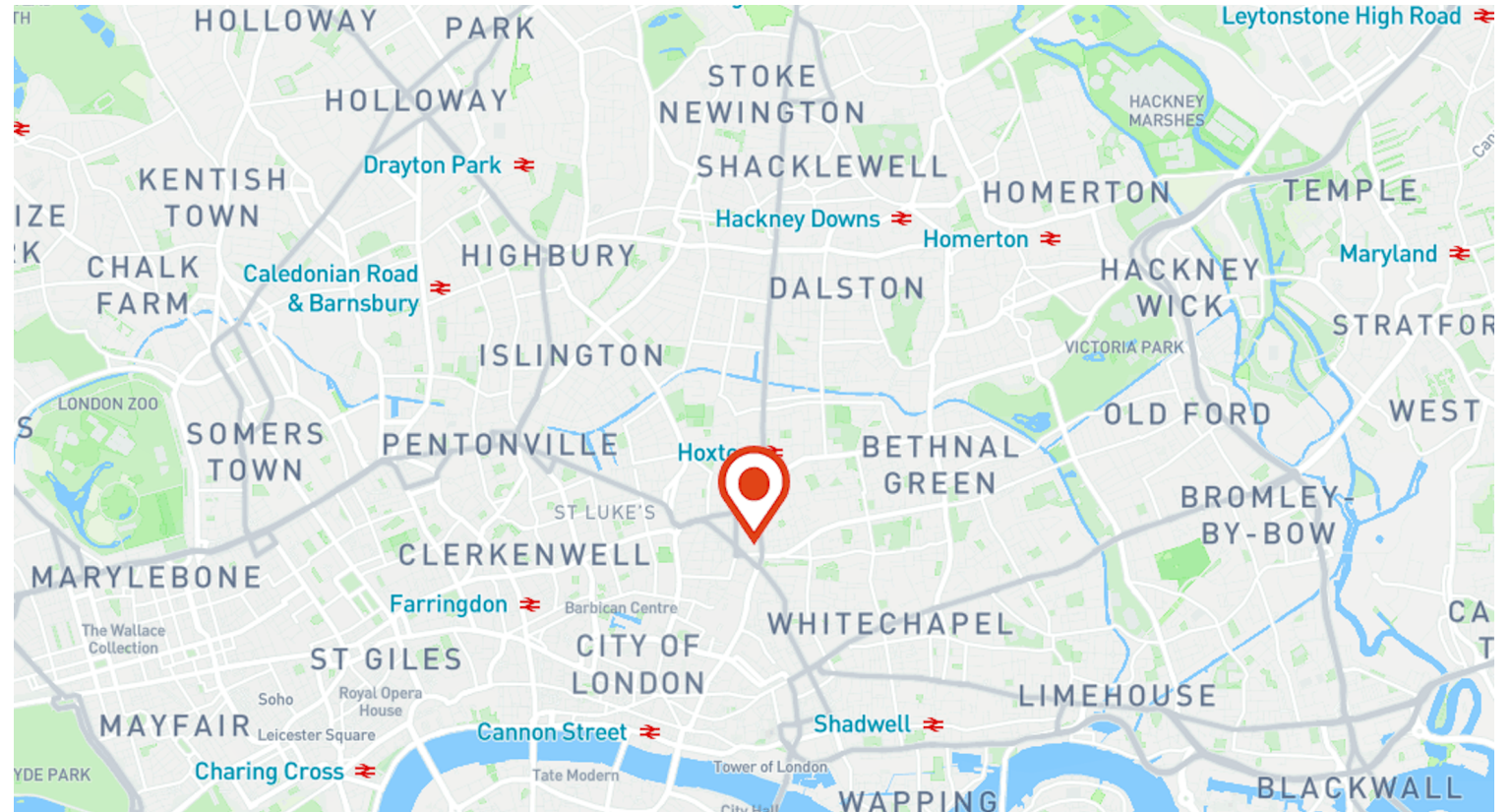
---

Brand newly refurbished  
characterful warehouse office space  
available in the heart of Shoreditch

---

## For Rent

2,250 to 4,500 ft<sup>2</sup>



## 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.

# Compton

---

## Shoreditch

44-46 New Inn Yard  
EC2A 3EY

---

Brand newly refurbished  
characterful warehouse office space  
available in the heart of Shoreditch

---

## For Rent

2,250 to 4,500 ft<sup>2</sup>



# Compton

---

## Shoreditch

44-46 New Inn Yard  
EC2A 3EY

---

Brand newly refurbished  
characterful warehouse office space  
available in the heart of Shoreditch

---

## For Rent

2,250 to 4,500 ft<sup>2</sup>



# Compton

---

## Shoreditch

44-46 New Inn Yard  
EC2A 3EY

---

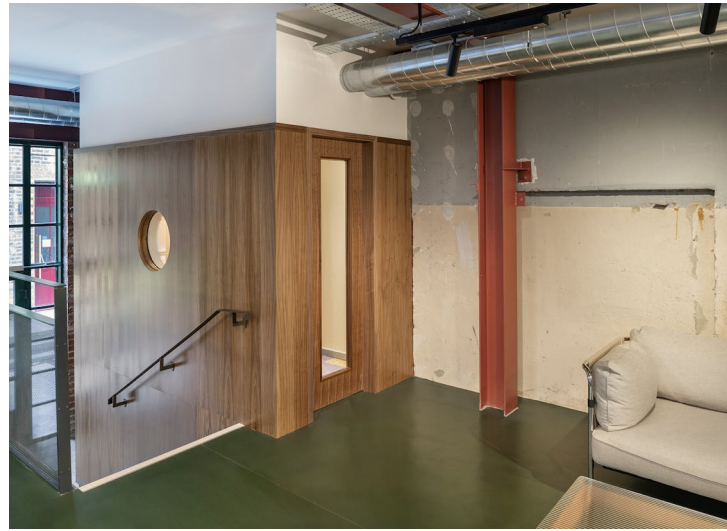
Brand newly refurbished  
characterful warehouse office space  
available in the heart of Shoreditch

---

## For Rent

2,250 to 4,500 ft<sup>2</sup>

---



# Compton

---

## Shoreditch

44-46 New Inn Yard  
EC2A 3EY

---

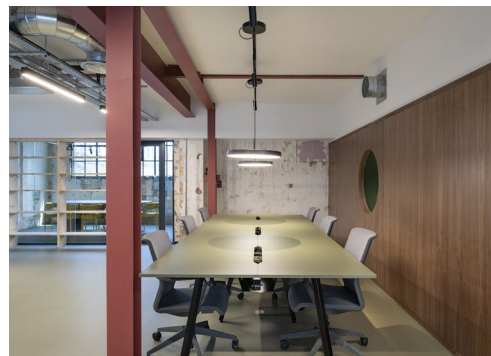
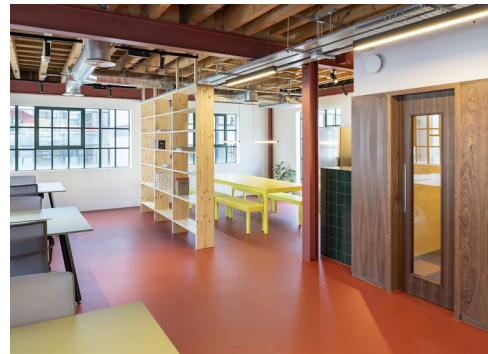
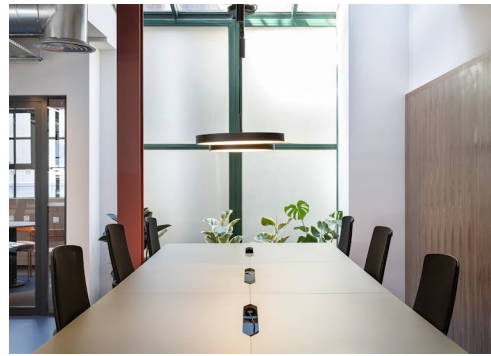
Brand newly refurbished  
characterful warehouse office space  
available in the heart of Shoreditch

---

## For Rent

2,250 to 4,500 ft<sup>2</sup>

---



# Compton

---

## Shoreditch

44-46 New Inn Yard  
EC2A 3EY

---

Brand newly refurbished  
characterful warehouse office space  
available in the heart of Shoreditch

---

## For Rent

2,250 to 4,500 ft<sup>2</sup>

---

## Amenities

- Newly refurbished characterful warehouse designed by Studio Caro Lundin
- 4 x self contained HQ units
- Available on a license agreement
- Ground Floor - 34 desks - Lower Ground - 8 desks
- 1st Floor - 40 desks in situ but can provide up to 46 desks if required
- 2nd Floor - 40 desks in situ but can provide up to 46 desks if required
- 3rd Floor - 24 desks in situ but can provide up to 32 desks if required
- 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
- Full fibre connectivity with 100MB allocated bandwidth (adjustable), ethernet provision and a dedicated cabinet
- 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.

# Compton

---

## Shoreditch

44-46 New Inn Yard  
EC2A 3EY

---

Brand newly refurbished  
characterful warehouse office space  
available in the heart of Shoreditch

---

## For Rent

2,250 to 4,500 ft<sup>2</sup>

---

## Content

Watch the film



View in Virtual Reality



View on Website





# Compton

---

## Shoreditch

44-46 New Inn Yard  
EC2A 3EY

---

Brand newly refurbished  
characterful warehouse office space  
available in the heart of Shoreditch

---

## For Rent

2,250 to 4,500 ft<sup>2</sup>

---

## Floor Areas & Outgoings

---

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Total month	Total year	Availability
3rd	1,636	£124.69	£17,000	£204,000	Under Offer
2nd	2,250	£125.33	£23,500	£282,000	Available
1st	2,250	£125.33	£23,500	£282,000	Available
Unit - Ground & Lower Ground	2,851	£147.32	£35,000	£420,000	Let
Total	8,987	£130.67	£99,000	£1,188,000	

# Compton

---

## Contact Us

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

Emma Higgins  
[eh@compton.london](mailto:eh@compton.london)  
07769 605 295

Andy Gilbert  
[ag@compton.london](mailto:ag@compton.london)  
07833993714

