



**STIRLING  
ACKROYD**

**TO LET**

**14 Printing House Yard,  
Hackney Road, London,  
E2 7PR**

572 sq ft

Self contained building in  
gated courtyard  
development



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



---

## Description

A rare opportunity to lease a self contained building of just 572 sq ft, which you can really put your own mark on. The premises are configured over ground and first floor, with large windows and an attractive timber pitched roof. Situated on a corner plot, benefitting from excellent natural light and loads of original character features throughout.

Ideal for creative occupiers

---

## Location

Situated on the corner of a cobbled courtyard development which has a timeless appeal in the heart of Shoreditch, Printing House Yard and Perseverance Works are home to a number of creative businesses, many of whom have been in occupation for decades, but also considered an idea base for start up's in emerging tech industries.

The development has high speed fibre, 24 hour security on site, secure parking (chargeable) and an in house coffee kiosk located within the courtyard.

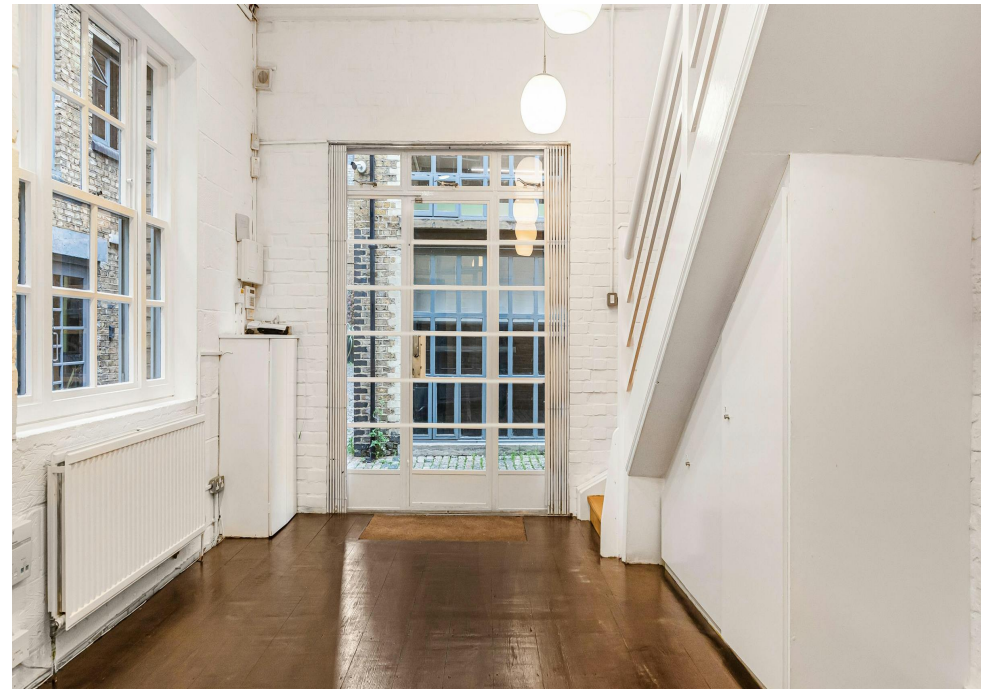
A few mins walk from both Hoxton and Shoreditch High Street, and there are numerous bus routes linking the City, East and West End.

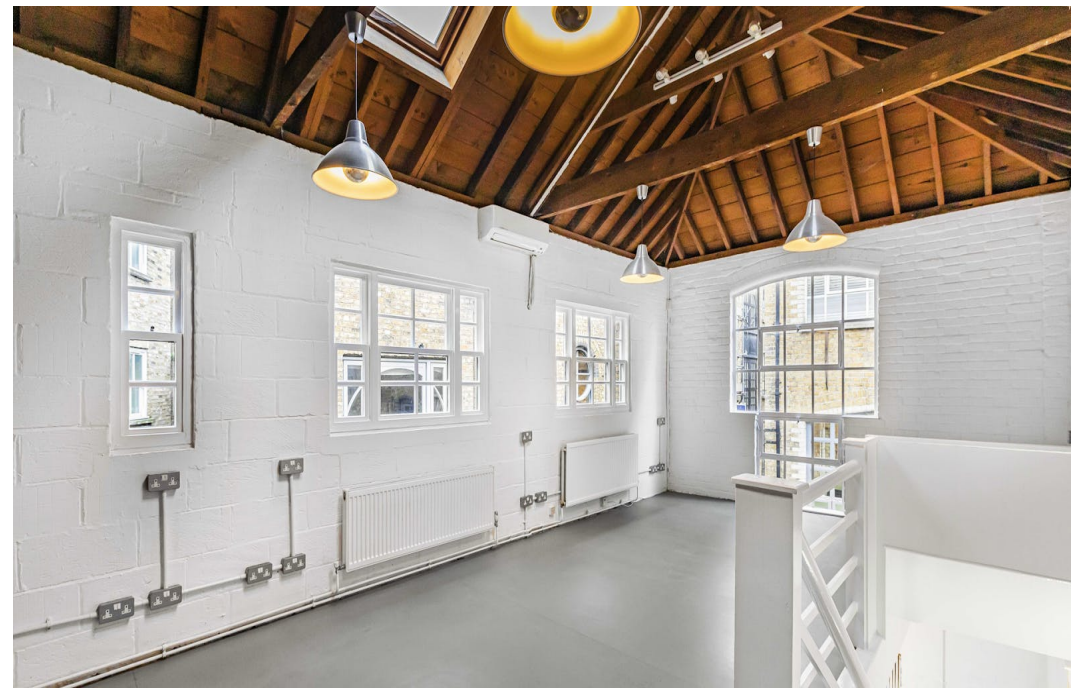
The premises are accessible from Both Kingsland Road and Hackney Road

---

## Key points

- Two storey self contained building
- Pitched timber roof
- Large windows to both floors
- Timber floors
- Original features
- Rarely available
- Onsite 24 hour security





---

## Accommodation

Name	sq ft	sq m	Availability
Ground	286	26.57	Available
1st	286	26.57	Available

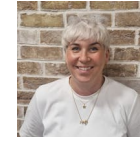
---

## Rents, Rates & Charges

Lease	
Rent	£24,750 per annum
Rates	£9,690 per annum
Service Charge	£2,421 per annum inc building insurance
VAT	On application
EPC	E (123)

---

## Viewing & Further Information



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com

**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 17/06/2024