



**STIRLING  
ACKROYD**

## **TO LET**

**10C Printing House  
Yard, Hackney Road,  
London, E2 7PR**

915 sq ft

Attractive warehouse  
office conversion on the  
first floor of building 10  
in Printing House Yard in  
the heart of Shoreditch



**VIDEO TOUR**

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





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## Description

The office is located on the first floor of building 10 and provides a largely open plan working environment benefitting from many original warehouse characteristics including Crittall windows, engineered wooden flooring, exposed brickwork and suspended lighting. The unit also offers WC and kitchenette facilities and a large glazed meeting room. The current arrangement offers sixteen desks alongside a six to eight person meeting room.

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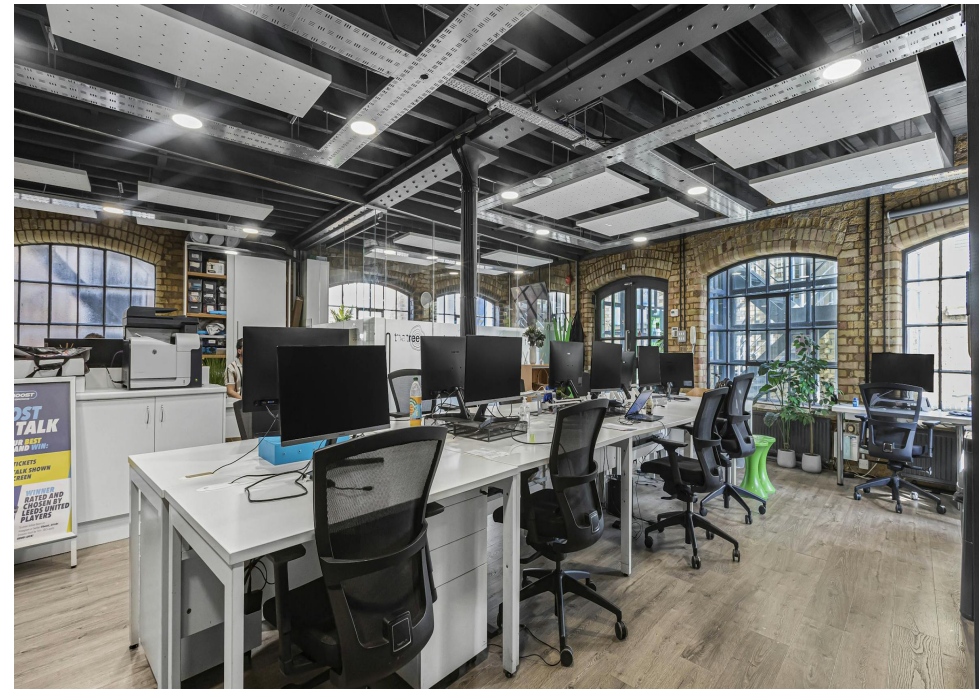
## Location

Printing House Yard is an attractive cobbled estate, popular with creatives, located in the heart of Shoreditch. The estate is surrounded by many shops, restaurants and bars including The Bike Shed Cafe, Pizza Pilgrims, Barrio East and Sticks & Sushi. Shoreditch High Street Station is a short walk from the office and Old Street Station is under a ten-minute walk, giving easy access to the Northern Line and National Rail services. The development attracts a mix of occupiers including architects, fashion designers and creative agencies.

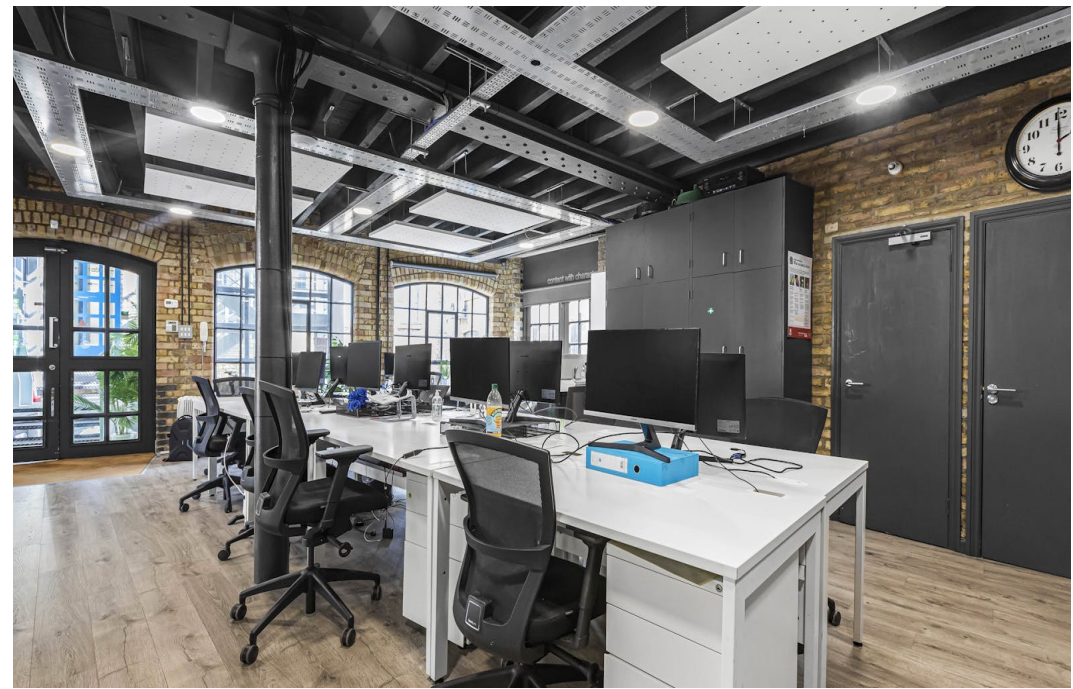
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## Key points

- Total space - 915 square feet
- Open plan layout
- Fantastic natural light via the character Crittall windows
- Exposed brickwork
- Engineered wooden floors
- Fully glazed meeting room
- Currently configured for sixteen desks
- Located in desirable courtyard location









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## Accommodation

Name	sq ft	sq m	Availability
1st - Unit 10C	915	85.01	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£40,000 per annum
Rates	£19 per sq ft
Service Charge	£4.50 per sq ft
VAT	Not applicable
EPC	C (73)

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## Viewing & Further Information



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