



FOR SALE

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

915 sq ft

**Attractive warehouse
office conversion on the
first floor**



VIDEO TOUR

stirlingackroyd.com



Description

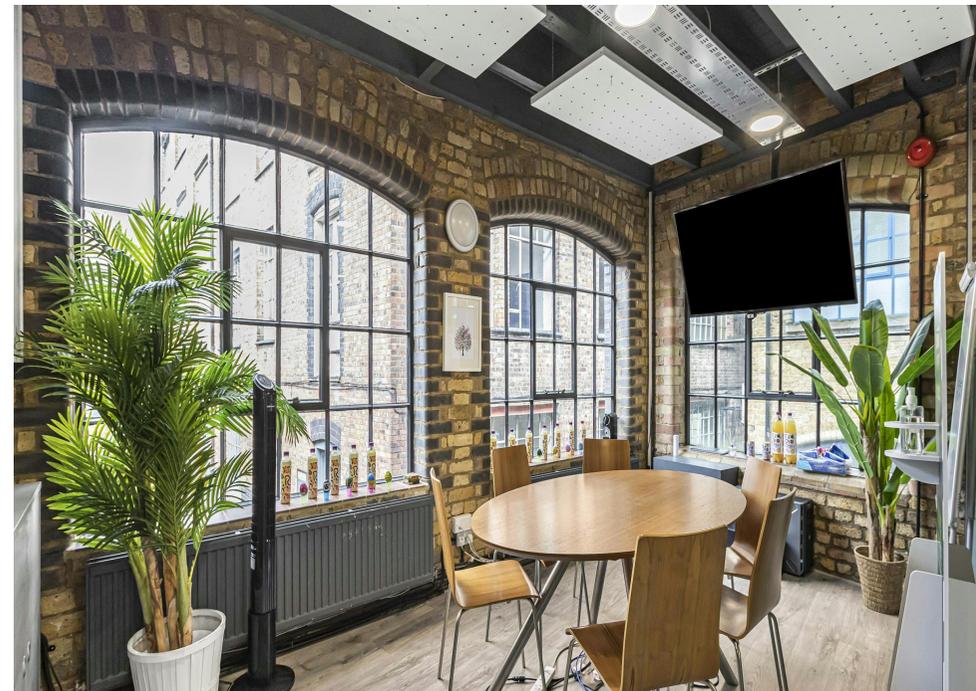
The office is located on the first floor of building 10 and provides a largely open plan working environment benefitting from many original warehouse characteristics including Crittall windows, engineered wooden flooring, exposed brickwork and suspended lighting. The unit also offers WC and kitchenette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

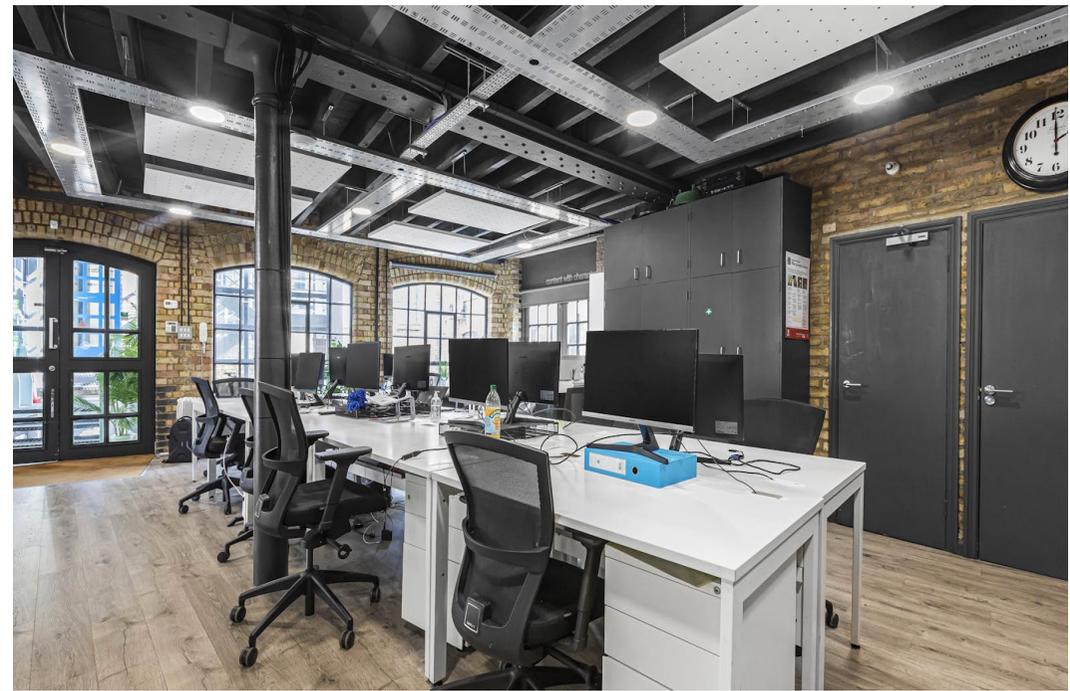
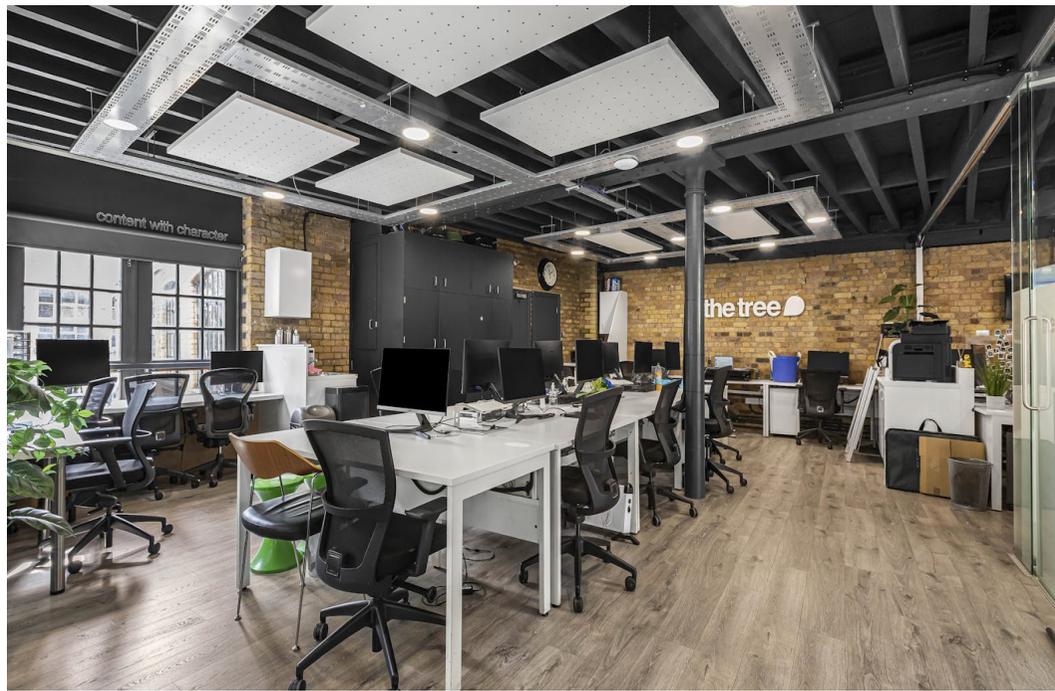
Location

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.

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





Accommodation

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

Rents, Rates & Charges

Price	£700,000
Rates	£19 per sq ft
Service Charge	£4.50 per sq ft
VAT	Not applicable
EPC	C (73)

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@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 02/12/2024