



## TO LET

44-46 New Inn Yard,  
London, EC2A 3EY

1,636 to 2,852 sq ft

Re-developed  
warehouse, now offering  
self contained HQ units.  
The design now benefits  
from the original classic  
features & character.



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## Description

A re-developed warehouse, now offering 4 self-contained HQ suites, fully managed and on flexible terms. The stunning refurb benefits from original classic features of the former industrial unit: high ceilings, exposed brickwork, steel beams and large crittall windows flooding the units with natural light.

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## Location

Se 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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## Key points

- Self contained HQ floors
- Fully furnished
- Private kitchen
- Private meeting rooms
- Phone booths
- Ultra-fast internet
- 24/7 access
- Daily cleaning





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## Accommodation

Name	sq ft	sq m	Availability
Ground - G & LG floor, self contained.	2,852	264.96	Available
1st	2,250	209.03	Available
2nd	2,250	209.03	Available
3rd	1,636	151.99	Available

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## Viewing & Further Information

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## Rents, Rates & Charges

Lease	Licence
Rent	Rent on application
Rates	Included
Service Charge	Included
VAT	Applicable
EPC	On application

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