



**STIRLING
ACKROYD**

TO LET

**10A Branch Place,
London, N1 5PH**

733 sq ft

**Contemporary canalside
office/studio for rent
arranged over split levels
with direct access to the
canalside.**



VIDEO TOUR

stirlingackroyd.com



Description

The attractive architecturally designed office/studio offers a self contained space arranged over split levels with direct access canalside via double doors to the rear.

The entrance lobby offers a brilliant double height space with a direct view to both the upper and lower floors via the open stairwell.

A modern fully fitted kitchen area and private WC can be found directly to the left of the entrance. There is also additional storage space excluded from the total area due to restricted headroom but ideal for storage space.

This unit has been used as an exclusive tattoo studio in recent years but would suit a variety of occupiers, particularly those from a creative background due to its bright and airy feel and layout!

Location

Located on Branch Place just off Bridport Place overlooking the Regent's Canal. The green space of Shoreditch Park is within close proximity as are the local amenities in both Hoxton, Canonbury and Old Street.

Within walking distance are Old Street Station (Northern Line, First Capital Connect services), Angel Station (Northern Line) Haggerston Station (London Overground, East London Line) and Essex Road (First Capital Connect) alongside numerous bus routes in and out of the City and Shoreditch.

Key points

- Total unit space - 733 square feet
- Attractive entrance lobby with double height ceilings
- Split level open configuration
- Excellent natural light
- Two meeting room/studios
- Exposed polished concrete features throughout
- Modern WC and kitchen area
- Direct access canalside





Accommodation

Name	sq ft	sq m	Availability
Upper Ground	276	25.64	Available
Ground	457	42.46	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£32.50 per sq ft
Rates	£16.95 per sq ft (Approx)
Service Charge	£2,000 per annum (Approx)
VAT	On application
EPC	B (49)

Viewing & Further Information



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