



**TO LET**

**Unit B North  
Gainsborough Studios, 1  
Poole Street, London, N1  
5EB**

2,508 sq ft

Ground floor self-contained office with canalside views and Shoreditch park on the doorstep





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## Description

Gainsborough Studios, situated opposite Shoreditch Park, offers a self-contained ground floor office space, undergoing a comprehensive refurbishment. The unit will benefit from modern LED strip lighting, a self contained kitchen, fully glazed meeting room and engineered timber floors, as well as full height windows on either side allowing natural light to flood the space, one side also looking onto Regents Canal. Gainsborough Studios has built a creative space further offering a communal courtyard for tenants to enjoy.

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## Location

The surrounding area offers a selection of restaurants, pubs, cafes and health/fitness facilities. The location is perfect to enjoy Shoreditch Park with it being right across the road from Gainsborough Studios. Old Street underground Station is also in close proximity being less than a ten minute walk and there is a variety of bus routes in and out of the City.

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## Key points

- Total internal space - 2,508 square feet
- Currently under refurbishment
- Excellent natural light
- Fully glazed meeting room
- Canal facing
- Communal courtyard
- Close proximity to Shoreditch Park
- Self contained kitchen area









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## Accommodation

Name	sq ft	sq m	Availability
Ground	2,508	233	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	£18 per sq ft (Approx)
Service Charge	£11,443.50 per annum
VAT	Applicable
EPC	B (37)

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## Viewing & Further Information



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