



STIRLING
ACKROYD

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



VIDEO TOUR

stirlingackroyd.com



Description

Gainsborough Studios, situated opposite Shoreditch Park, offers a self-contained ground floor office space, which had just had a comprehensive refurbishment and is now fully furnished. The unit benefits 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.

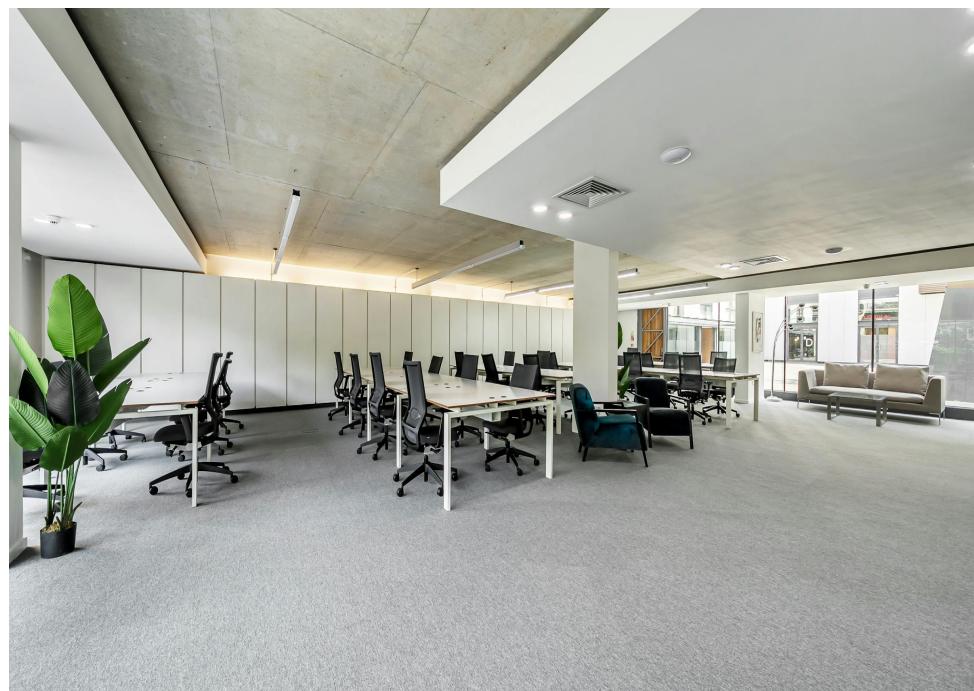
Location

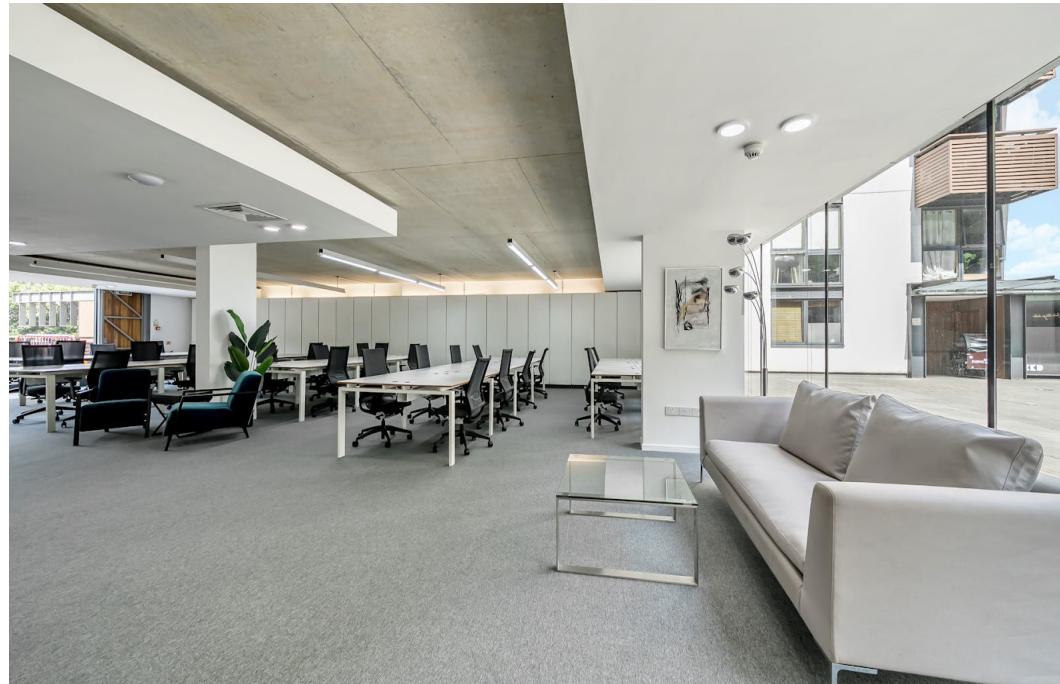
The surrounding area offers a selection of restaurants, pubs, cafes and health/fitness facilities. The location is perfect to enjoy Shoreditch Park with it being right across the road from Gainsborough Studios. Old Street underground Station is also in close proximity being less than a ten minute walk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



Key points

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





Accommodation

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

Rents, Rates & Charges

Lease	New Lease
Rent	£30 per sq ft
Rates	£18 per sq ft (Approx)
Service Charge	£11,443.50 per annum
VAT	Applicable
EPC	B (37)

Viewing & Further Information

**Dimitri Melaisi**

07940239327

dmelaisi@stirlingackroyd.com

**Brett Sullings**

020 3967 0103

07826547772

bretts@stirlingackroyd.com

**Harry Mann**

020 3967 0103

hmann@stirlingackroyd.com

**Theo Beckford**

0203 911 3666

07584253887

Tbeckford@stirlingackroyd.com

**Alex Zeckler**

0207 538 9253

07961238152

azeckler@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 10/10/2025