

FIELD & SONS

COMMERCIAL

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FIRST FLOOR STUDIO OFFICE TO LET



10D PRINTING HOUSE YARD HACKNEY ROAD, SHOREDITCH, E2 7PR APPROX. 1,689 sq ft (156.9 sqm)

LOCATION & DESCRIPTION

The property is located off Hackney Road, close to the main junction with Kingsland Road and Old Street, very close to the vibrant prime Shoreditch area.

The area is well served by public transport with both Shoreditch High Street and Hoxton stations (London Overground) within walking distance, together with numerous bus routes along all the major roads in the vicinity. Old Street station (mainline and Underground) is just under 750m to the west.

Printing House Yard is a popular courtyard complex of studios and office units, which together with neighbouring Perseverance Works creates a community hub of over seventy businesses, with a particular focus on the creative and design sectors.

The available accommodation comprises a first floor studio style office unit in this attractive converted period warehouse building. Arranged as a main open plan space plus two meeting rooms, fully equipped kitchen, store room and two w.c.s (one with shower). Excellent natural light, with windows on all four sides.

Access is via a glass enclosed staircase from the courtyard.

10D PRINTING HOUSE YARD, SHOREDITCH E2

ACCOMODATION

Approximately 1,689 sq ft (156.9 sqm).

AMENITIES

- Cooling cassettes
- Part wood flooring and part carpeted
- Ceiling mounted Cat. II lighting (LED panels in the meeting rooms)
- Gas central heating
- Surface power and data
- Existing floor is raised and could provide trunking and floor boxes
- Exposed brickwork and iron columns
- High speed fibre connection
- On site security
- Attractive courtyard complex

TERMS

New lease on terms by agreement. Lease to be outside the Landlord & Tenant Act.

RENT

£71,000 per annum, exclusive of all outgoings. VAT applicable.

BUSINESS RATES

Approx. £24,950 payable for the year 2022/23 (the Rateable Value being £50,000).

SERVICE CHARGE

Currently £6,349.40 per annum plus VAT per annum, including building insurance.

ENERGY PERFORMANCE

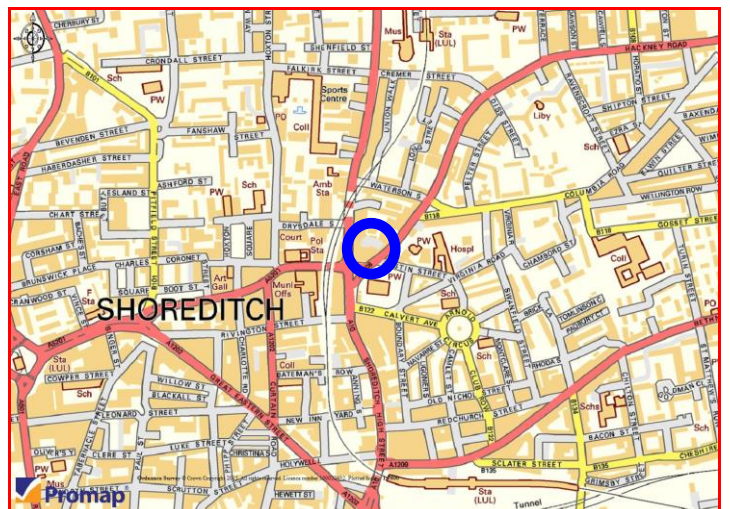
EPC Asset Rating : 79 (Band D).

FURTHER DETAILS

For further details please contact :

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