



FIELD & SONS

COMMERCIAL

10D Printing House Yard
Hackney Road
London, E2 7PR



10D Printing House Yard

**Warehouse Style
Office/Studio**

1,689 sq ft | 157 sq m

First floor to let

10D Printing House Yard

Warehouse Style Office/Studio

Location and 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 the 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 business, 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.

The approx. floor area is 1,689 sq ft (157 sq m).

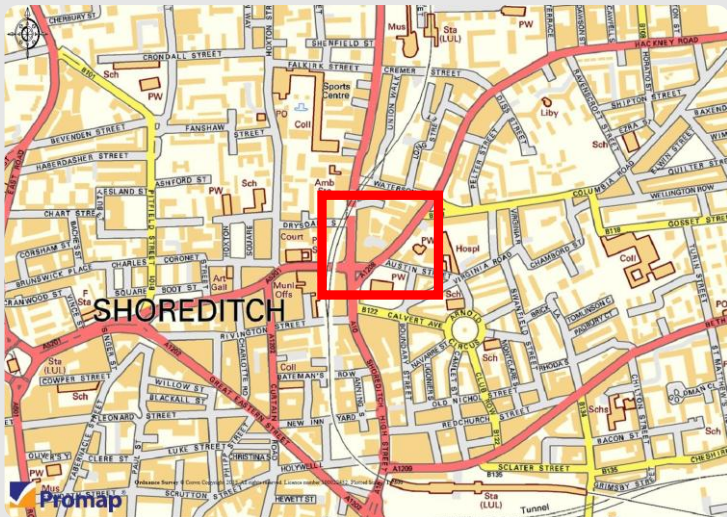


Amenities

- 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

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Tenure

New direct lease on flexible terms.

Rent

£70,000 per annum, exclusive. VAT applicable.

Business rates

Rates payable for the year 2026/27 are approximately £37,485. (Rateable value £76,500).

Service charge

Currently approx. £7,555.60 per annum plus VAT.

Energy performance

EPC Asset Rating = 63 (Band C).

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