



STRETTONS

EST 1931

3 Printing House Yard, Hackney Road, Shoreditch, London, E2 7PR

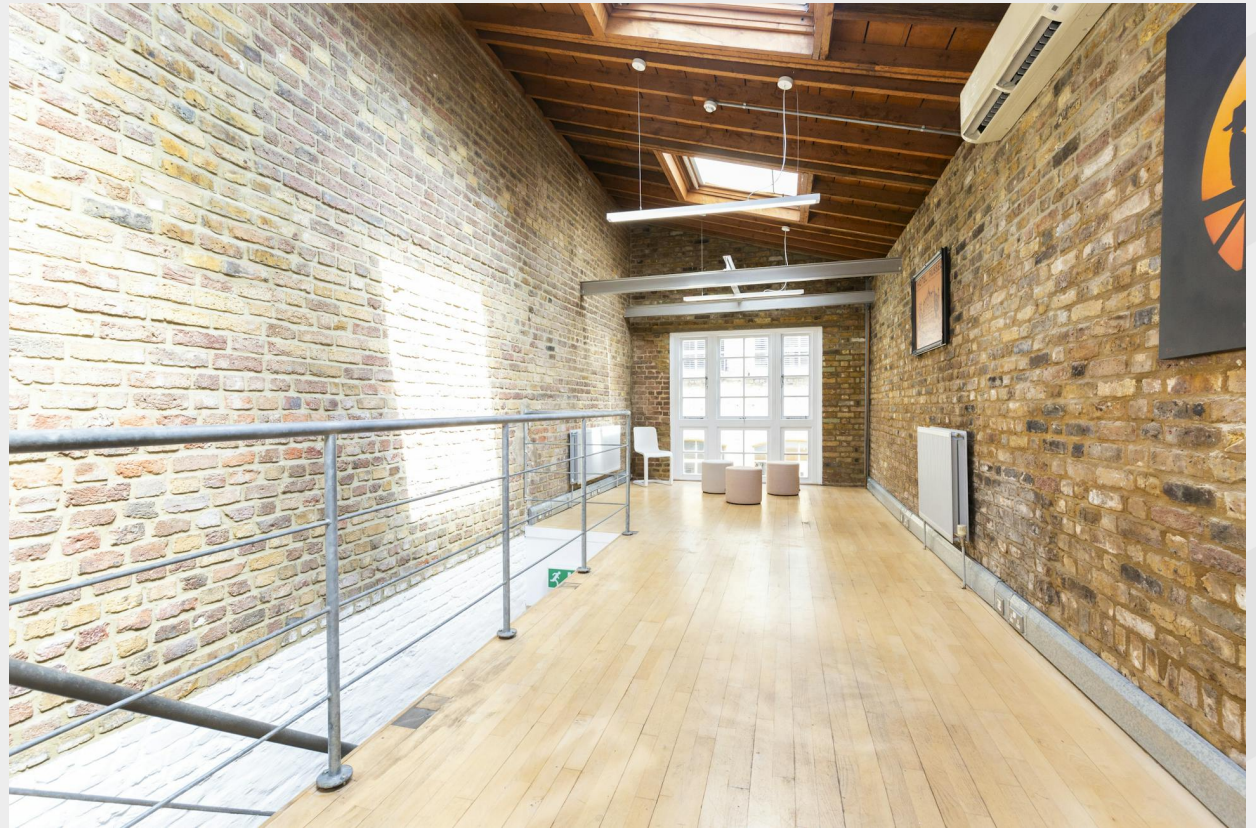
TO LET

Office

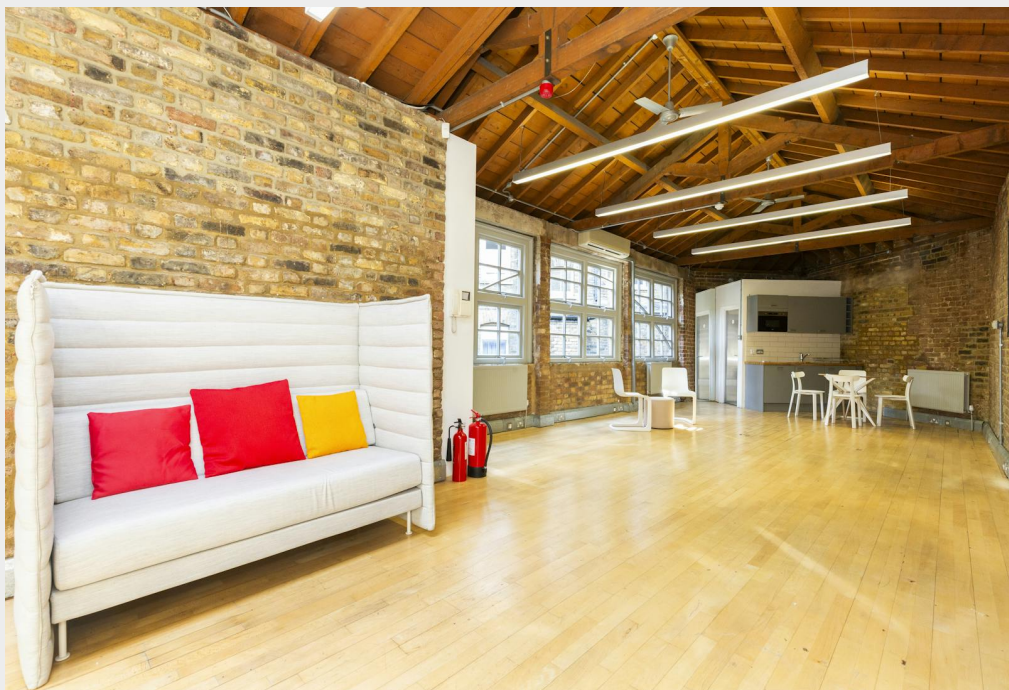
1,700 sq ft / 157.9 sq m

£75,000 per annum

Self-contained character building within a courtyard development



- Self-contained two storey building
- Character features throughout
- Popular gated courtyard community
- Just off Shoreditch High Street
- 10 minute walk from Old Street Station
- Fibre connectivity
- Timber exposed pitched roof
- Non VAT elected
- New lease

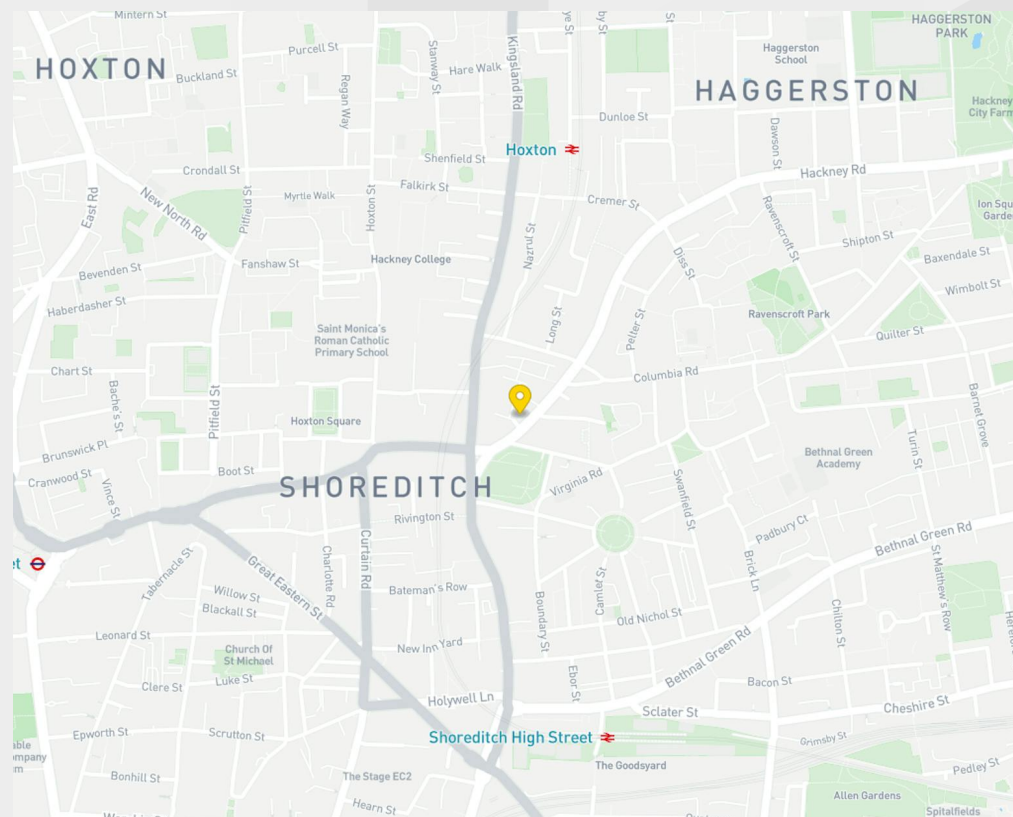


Description

A beautiful two-storey Victorian property built from London stock brickwork with a fully glazed ground floor front and a stunning full-length timber pitched roof to the first floor. The property is configured as open plan floors providing a versatile workspace for a range of occupiers. The floors have timber flooring, excellent ceiling height and exposed brickwork. A shared courtyard garden provides a welcome amenity space in the summer for barbeques, an onsite coffee kiosk and external seating.

Location

Printing House Yard is located north of Hackney Road, with Liverpool Street and Old Street stations within easy walking distance. Forming part of the Perseverance Works complex which is a private gated business complex that benefits from 24/7 security and is instantly recognisable as one of the most famous Shoreditch filming locations.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Ground	935	86.86	-	-	-	-	Available
1st	765	71.07	-	-	-	-	Available
Unit - Total	1,700	157.94	£75,000 /annum	£28,934 /annum	£4,250 /annum	£9,015.33	Available

Tenure

New Lease

EPC

E

VAT

Not applicable

Configuration

Not Fitted

Contacts

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk

Tom Schwier
07583 037 559
tom.schwier@strettons.co.uk

Brett Sullings (Stirling Ackroyd)
020 3967 0103
bretts@stirlingackroyd.com



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 26/11/2025