

Commercial Office Space

2,709 sq. ft. / 251.70 sq. m.

Owner occupier opportunity in prime Shoreditch location

FOR SALE

115a The Timber Yard, Drysdale Street, Shoreditch N1 6ND



LOCATION

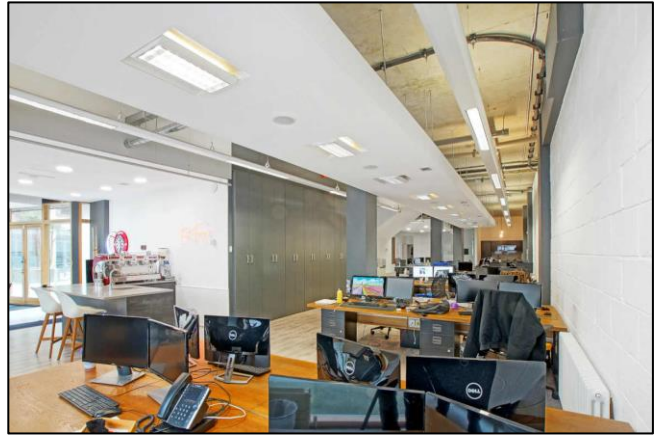
Drysdale Street is the connecting street link between Kingsland Road and Hoxton Square. Within the immediate surrounds there are various restaurant, bar and café offerings including The Clove Club, Old Street Records, BRAT, Manteca, The Bike Shed Motorcycle Club and The Blues Kitchen.

Old Street Station and Shoreditch High Street Station are both within walking distance and the wider surrounding area of Shoreditch provides a vibrant and exciting location for a local occupier.

TRANSPORT

Old Street (Northern line)
Shoreditch High Street (London Overground and National Rail)
Hoxton (London Overground)
Moorgate (Circle, Elizabeth, Hammersmith & City and Metropolitan lines)





DESCRIPTION

This self-contained office/showroom is situated on the ground floor of this modern styled development accessed directly from the landscaped gated courtyard.

The space itself boasts superb floor to ceiling heights and great natural daylight, with timber flooring and a polished concrete ceiling. The current configuration is mostly open-plan with 3 meeting rooms.

The demise also benefits from a kitchenette and the private W/Cs include a shower.

Provided with vacant possession.

AMENITIES

- Floor to ceiling glazed frontage
- Fresh air ventilation
- Great floor to ceiling height
- 3x meeting rooms
- Raised access floor system
- Kitchenette
- Shower
- Open plan
- Exposed services

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	2,709	251.7

EPC

Rating of B

VIRTUAL FREEHOLD

The long leasehold interest offered for sale is for a term of 999 years from 1st January 2002.

PRICE

£1,900,000 plus VAT

GROUND RENT

£250 plus VAT

SERVICE CHARGE

We understand that the service charge payable for the current service charge year equates to £11,799.72 per annum.

RATES

We understand that business rates payable for 2024/25 equate to approximately £50,232 per annum.

Interested parties must contact The London Borough of Hackney to satisfy themselves to the accuracy of these figures.

VAT

The property is elected for VAT

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Alfie Newton
anewton@antonpage.com