

# THE TIMBER YARD, NI

1,034 SQ FT  
OPEN PLAN STUDIO SUITABLE FOR  
MULTIPLES USES  
109 DRYSDALE STREET, NI





The North Partnership

Care 1 (Entrance)  
Care 2 (Upper level)  
Roof terrace

## DESCRIPTION

Comprising an open plan studio located on the second floor of a modern mixed use development set within a gated landscaped courtyard.

The studio comprises 1,034 sq ft and benefits from floor to ceiling windows which provide excellent natural daylight from two elevations, the space has its own kitchen and the building benefits from communal male and female WCs with a shower, lift and an entry phone.

There is also an underground car parking space available subject to negotiations which is outside the Congestion Charging Zone.

## AMENITIES



GREAT CEILING HEIGHTS



PRIME LOCATION



BIKE RACKS



EXCELLENT TRANSPORT LINKS



PARKING



FLOOR TO CEILING GLAZING



SHOWERS



LIFT



EXCELLENT NATURAL LIGHT

## OPEN PLAN STUDIO SUITABLE FOR OFFICE OR WELLNESS



## TRANSPORT

Old Street – 4 mins



Hoxton – 5 Mins



Liverpool Street – 8 mins

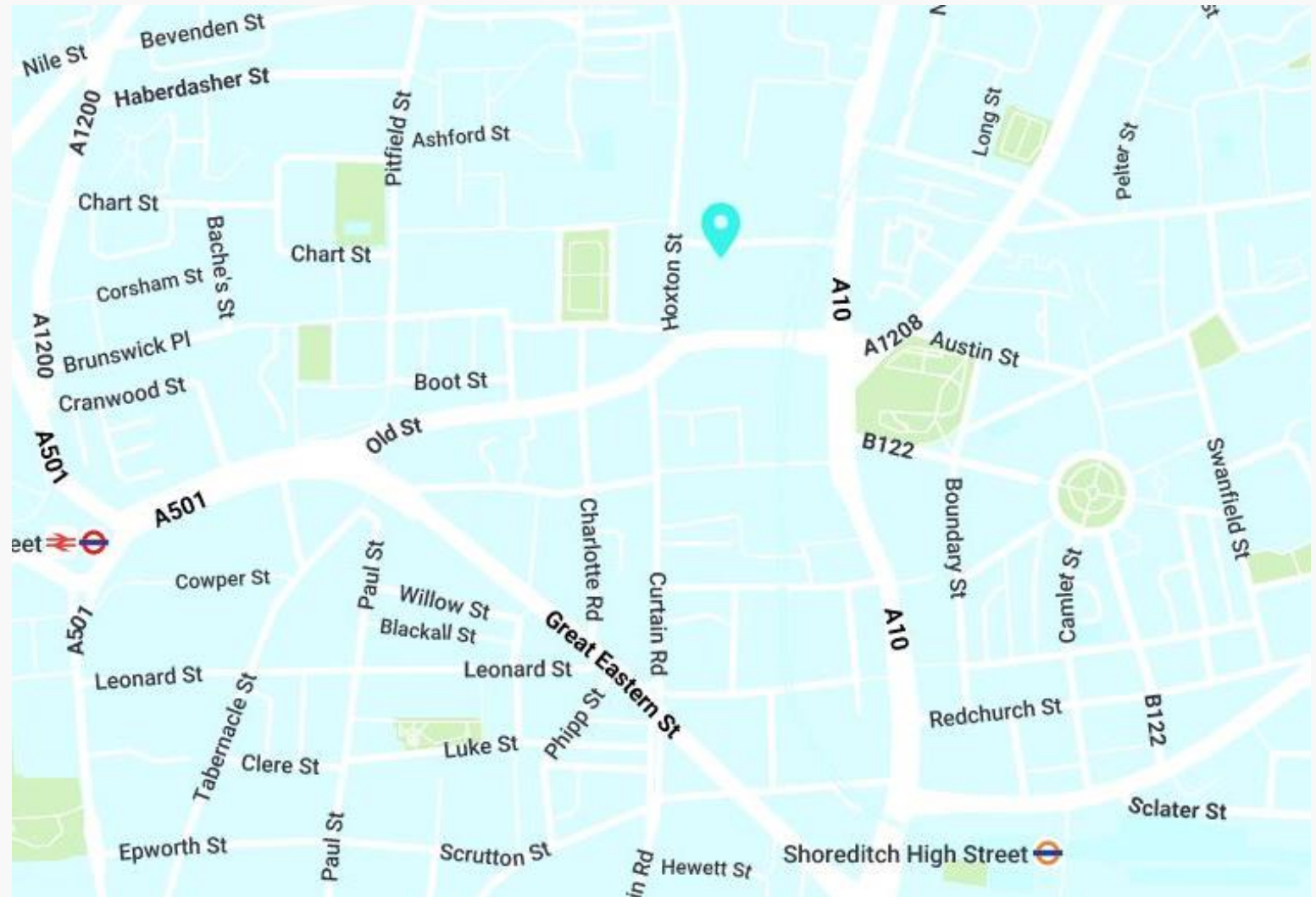


## AREA

Timber Yard is a prominent mixed use development on Drysdale Street which connects Kingsland Road to the east, and Hoxton Street to the west.

The unit is situated less than a five minute walk from Shoreditch High Street or Hoxton stations and 10 min walk to Old Street or Liverpool Street station, surrounded by the areas well known restaurants, bars and coffee shops along with public spaces including Hoxton Square

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
2nd	1,034	Available	£19.34	£15.00	£6.00	£3,475

### LEASE

A new lease to be contracted outside the Landlord & Tenant Act

### TIMING

Available immediately

### CONTENT

[View on our website](#)



### RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

### VAT

VAT is applicable.

### MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

# VIEWINGS VIA SOLE AGENTS

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