



FOR SALE

**15 Printing House Yard,
Hackney Road, London,
E2 7PR**

1,065 sq ft

**Rare Self-contained
Former Warehouse Office
for Sale**



VIDEO TOUR



Description

Stylish and versatile office in a characterful brick-built former warehouse.

Step into a unique and vibrant commercial property that effortlessly blends modern functionality with a Warehouse charm. Set within a beautifully converted brick building, this space offers a distinctive atmosphere ideal for creative businesses, co-working environments, or boutique office setups. The property benefits from an abundance of windows, allowing natural light to flood within the first floor. The pitched timber ceiling and exposed brickwork ooze character and vibe. Shoreditch has become well-known for.

Occupiers benefit from the communal courtyard where many hold al-fresco meetings throughout the summer months. Tenants will also benefit from 24 hour onsite security, and locked gates with entry with exit points on Waterson Street, Kingsland Road, and the main entry point being on the Hackney Road.

Key points

- Offered Across the Ground and First Floor
- Exposed Brickwork
- Pitched Ceiling and Wood Flooring
- Access to a Communal Courtyard
- Self-Contained Former Warehouse
- Possible Use Classes - Class E



Location

Printing House Yard is an attractive cobbled estate, popular with creatives located in the centre of Shoreditch, surrounded by many shops, restaurants, and bars. Shoreditch High Street Station is a short walk from the office and Old Street Station is under a 10-minute walk, giving easy access to the Northern Line and National Rail services. The development attracts a mix of occupiers including architects, fashion designers and creative agencies.

Transport Links



Hoxton 0.3 Miles



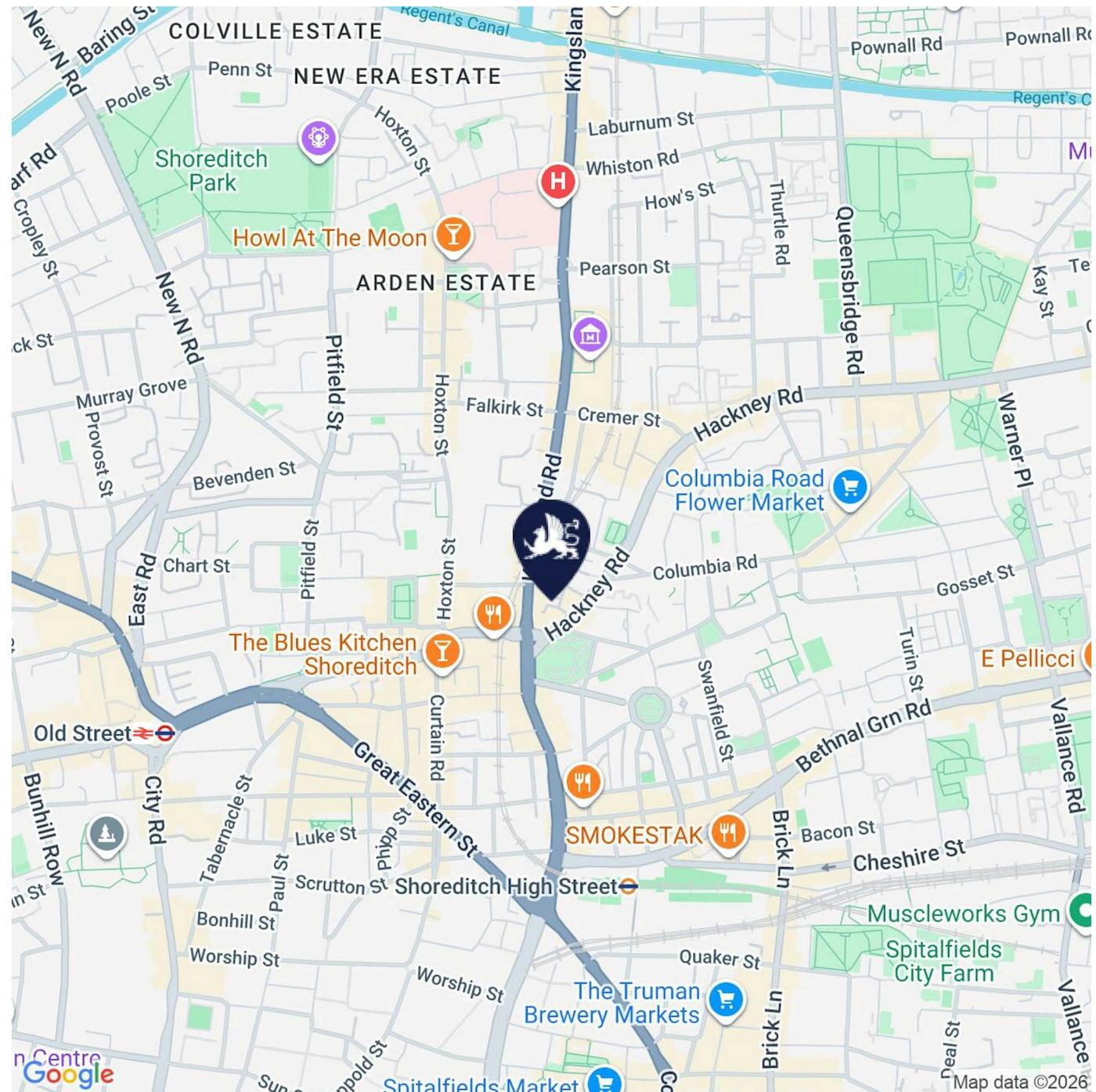
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Liverpool Street 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	599	55.65	Available
1st	466	43.29	Available

Rents, Rates & Charges

Price	£725,000
Rates	£20.39 per sq ft
Service Charge	£1,600 per annum approx
VAT	Not applicable
EPC	D (89)

Viewing & Further Information



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Dimitri Melaisi
0203 911 3666
07940239327
dmelaisi@stirlingackroyd.com

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