



**STIRLING  
ACKROYD**

## **TO LET**

**Unit 2, 7-13 Cotton's  
Gardens, London, E2 8DN**

**1,068 sq ft**

**Characterful and light-  
filled workspace that  
perfectly suits creative  
and design-led  
businesses For Rent in  
Shoreditch**



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**





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## Description

This beautifully presented office on Cottons Gardens, E2, is a characterful and light-filled workspace that perfectly suits creative and design-led businesses. Set on the 2nd floor of this charming period building, the space retains its original features, including exposed brick walls, industrial-style black ceiling beams, and large crittall-style windows that allow for an abundance of natural light throughout the day. The warm wooden flooring adds a touch of comfort and contrasts elegantly with the raw, urban aesthetic of the interior.

The office is currently arranged in an open-plan layout, comfortably accommodating multiple desks while maintaining a sense of flow and spaciousness. A glazed meeting room allowing for up to 8 people in addition to a fully fitted contemporary kitchen. The overall atmosphere is both professional and relaxed, enhanced by thoughtful details such as framed artwork and contemporary furnishings. Ideal for creative agencies, start-ups, or production teams, this space offers an inspiring and practical environment in the heart of Shoreditch's vibrant creative community.

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## Key points

- Authentic Warehouse Character Office
- Open-plan layout, currently configured for collaborative work, with space for multiple desks and team zones.
- Exposed brick walls that lend authentic character and a raw, urban aesthetic.
- Large crittall-style windows on two sides, flooding the space with natural light and enhancing the open, airy feel.
- Large fully glazed meeting room, suitable for both internal and client meetings
- Fully fitted modern kitchen area
- Underfloor Heating
- WC and Shower





## Location

Located in the heart of Shoreditch, Cottons Gardens offers a prime East London address in one of the city's most dynamic and sought-after creative quarters. Tucked just off Shoreditch High Street, this quiet street benefits from a peaceful ambiance while being moments away from the area's buzzing energy, making it an ideal base for forward-thinking businesses.

The surrounding neighbourhood is a vibrant blend of independent coffee shops, design studios, co-working hubs, and artisan eateries. Brick Lane, Redchurch Street, and Boxpark are all within easy walking distance, offering unrivalled amenities for teams looking to be inspired by their environment.

With a strong community of tech start-ups, digital agencies, fashion brands, and creative industries, Cottons Gardens is perfectly positioned for businesses wanting to immerse themselves in Shoreditch's innovative spirit while enjoying the convenience of a well-connected and characterful location.

Transport links are excellent, with Hoxton and Shoreditch High Street Overground Stations within 5-minute walks, Old Street Station (Northern & National Rail) is about 7 minutes and Liverpool Street Station (Central, Circle, Hammersmith & City, Metropolitan lines + National Rail) is less than 15 minutes on foot, providing fast connections across London and beyond.

## Transport Links



Hoxton 0.2 Miles



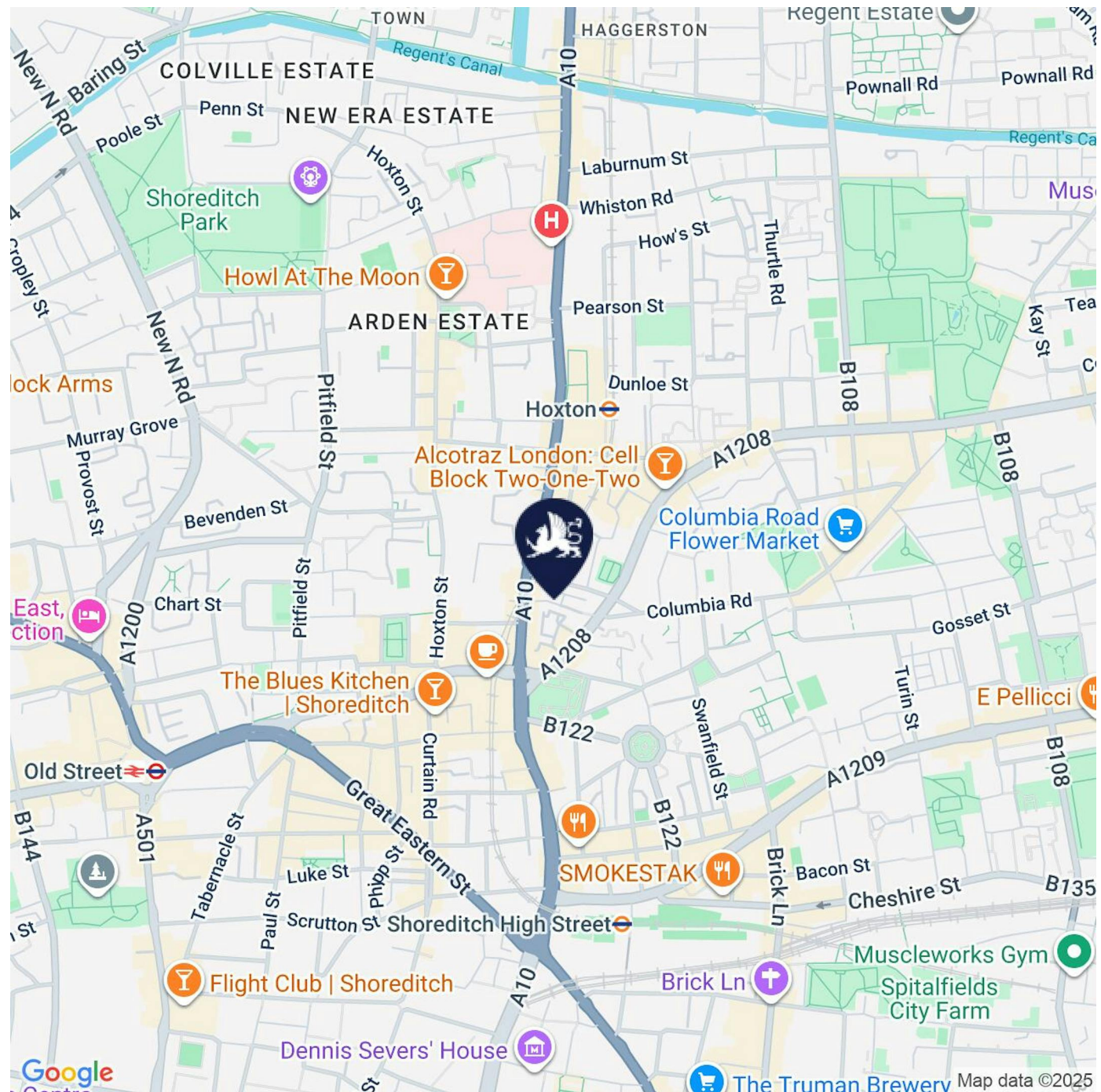
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Haggerston 0.7 Miles









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## Accommodation

Name	sq ft	sq m	Availability
2nd - Second Floor	1,068	99.22	Coming Soon

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## Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 per sq ft
Rates	£10,000 per annum
Service Charge	TBC
VAT	On application
EPC	C

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## Viewing & Further Information



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