

THE TIMBER YARD - 15 DRYSDALE
STREET
Shoreditch



LDG



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DESCRIPTION

Tucked away within a secure gated development, The Timber Yard is a high quality mixed use community centred around a landscape courtyard, providing a welcome moment of calm between meetings or sunnier lunch breaks. Located on the second floor, unit 17 stands out thanks to its exposed concrete ceiling with light natural timber framing the windows and wood flooring. The layout is mostly open plan but fitted with a glass meeting room. End of trip facilities completes what is a very practical yet creative opportunity to purchase your own office in Shoreditch / Hoxton.

HIGHLIGHTS

- Fitted & Furnished Office
- Exposed Concrete Ceilings
- Large Natural Timber Framed Windows
- Gated Development
- Communal Courtyard
- Cycle Storage & Showers
- Wood Flooring
- Kitchenette
- Communal Restrooms
- Passenger Lift

LEASE

A new lease is available directly from the landlord, for a term up to 2 years.

VAT

The property is elected for VAT.

USE

Class-e.

ANNUAL COSTS

S/C - £6,035.90 per annum.

Reserve Fund - £788.40 per annum.

Rates Payable - £21,816 per annum.

PURCHASE PRICE

The premises is also available to purchase at OIRO £550,000 - subject to contract

FURNITURE

Existing furniture could remain in situ.

FURTHER INFORMATION

EPC, headlease & other reports are available upon request.

FOODIE HOTSPOTS

- Bike Shed - The Blues Kitchen
- The Breakfast Club - Cottons

LIQUID LUNCH

- The Red Lion - Happiness Forgets
- Without Papers - Old Street Records

A STRETCH AWAY

- FighterFit - Solo60
- Nuffield Health - Paragon

PARKING

Euro Car Park - 7 mins.

COMMUTE

- Shoreditch High Street - 5 mins
- Hoxton - 7 mins
- Old Street - 9 mins
- Liverpool Street - 9 mins

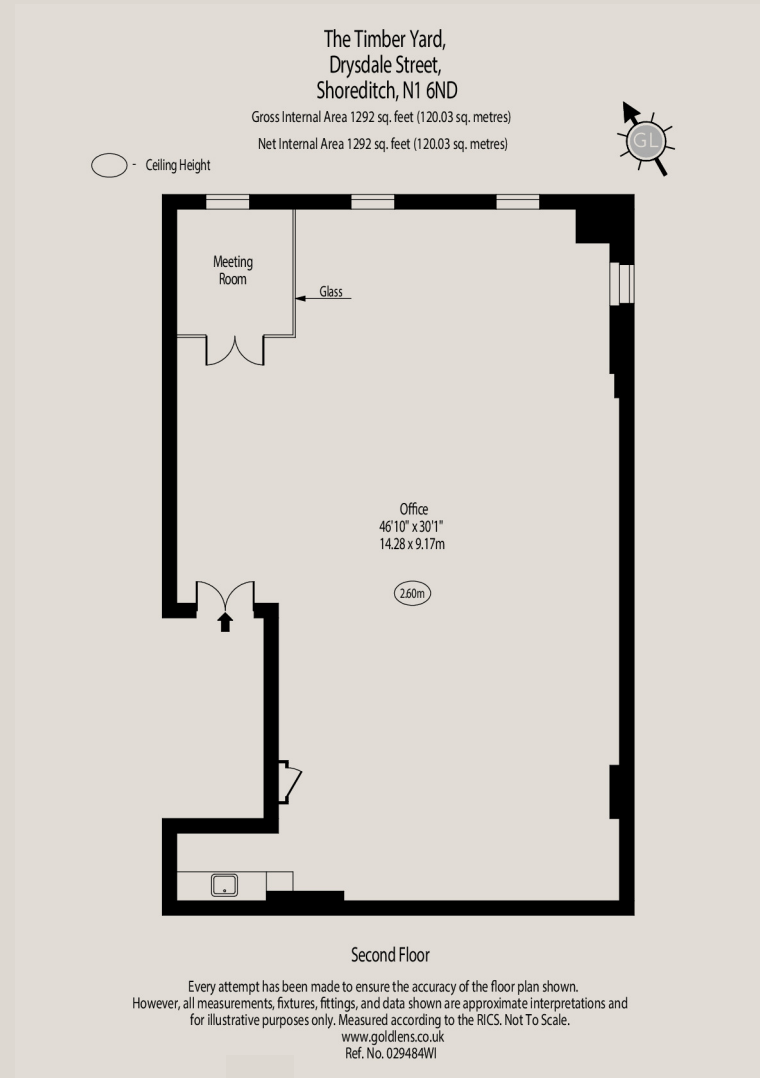
POSTCODE

N1 6ND

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Demise	sq ft	sq m	Rent	Rates Payable	Service charge	Total month	Total year
2nd - Unit 17	1,223	113.62	£18,500 / annum	£21,816 / annum	£6,824.30 / annum	£3,928.36	£47,140.30
Total	1,223	113.62				£3,928.36	£47,140.30



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Ready to talk?



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