



**STIRLING
ACKROYD**

TO LET

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

1,254 sq ft

**Self Contained Studio
Set Within Creative Hub -
Printing House Yard**



VIDEO TOUR

stirlingackroyd.com



Description

2 Printing House Yard is a self contained two storey unit benefitting from a private rear courtyard in the popular Printing House Yard, part of the prominent Perseverance Works, known for its treasure of creative companies and iconic warehouse conversions.

Offered across the ground and first floors the property offers attractive accommodation particularly suited to design/creative businesses looking to work within an inspiring. Highlighting many original features such as exposed brickwork, high ceilings, timber flooring and exposed timber beams. All whilst benefiting from being situated within Printing House Yard, a quiet complex with a community of creative business located in the centre of Shoreditch.

Key points

- Two Storey Self Contained Building With A Private Rear Courtyard
- Exposed Brickwork, Wooden Flooring & High Ceilings
- Original Features Throughout
- Timber Exposed Pitched Roof
- Set Within A Popular Cobbled Private Development
- Hoxton, Shoreditch High Street & Old Street Station Nearby



Location

Printing House Yard is ideally positioned in the heart of Shoreditch, one of London's most established creative and commercial districts.

Surrounded by an excellent mix of independent cafés, restaurants, bars and retailers, with Shoreditch High Street, Hoxton Square, Old Street and the wider City Fringe all within easy walking distance.

Transport connections are excellent, with Shoreditch High Street just a short walk away, alongside Old Street, Hoxton and Liverpool Street stations all nearby, providing convenient access across London and beyond.

The area continues to attract a broad mix of creative, media, technology and design-led businesses, making Printing House Yard an ideal location for occupiers looking to be based within a vibrant and well-connected neighbourhood.

Transport Links



Hoxton 0.3 Miles



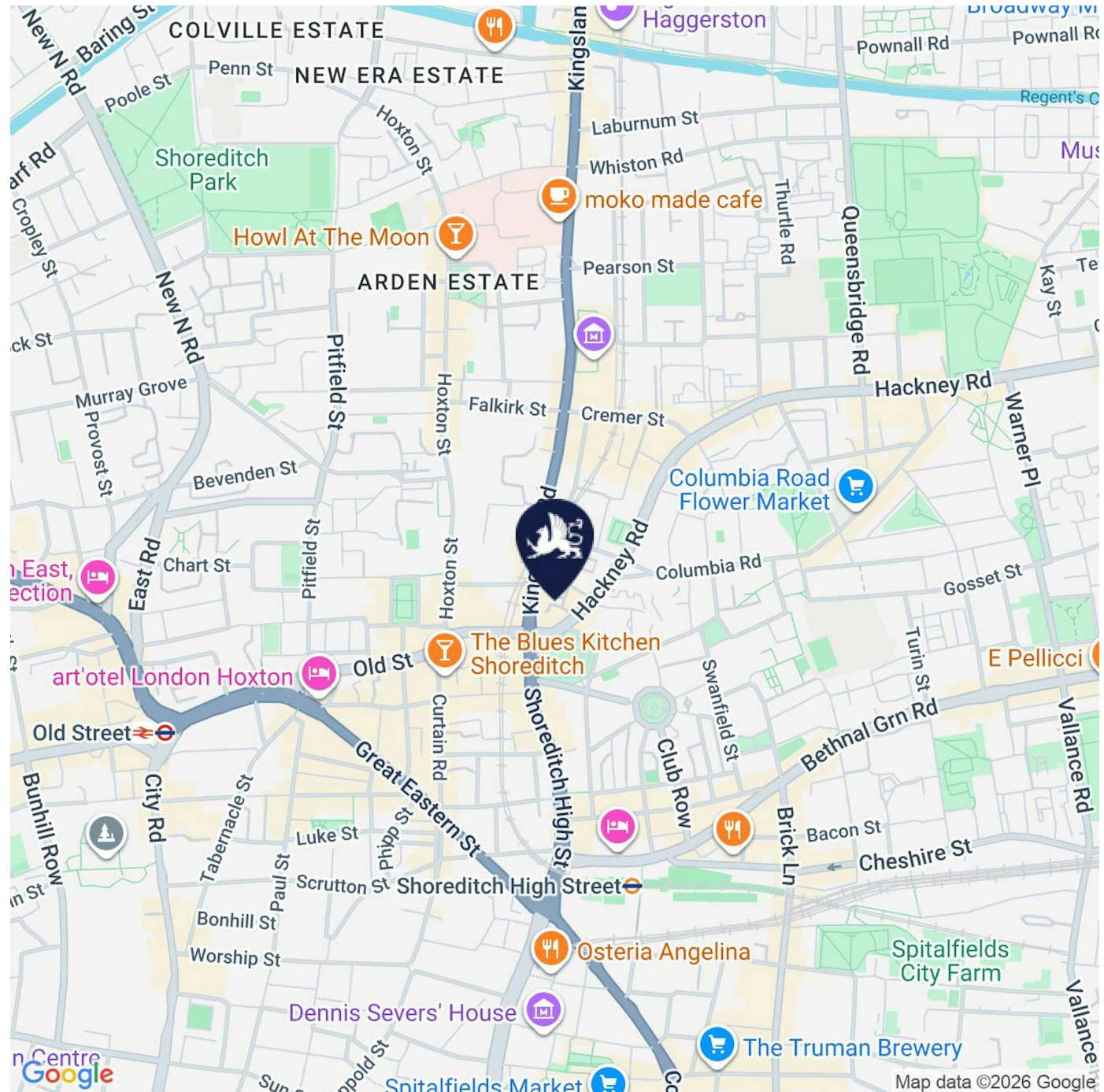
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Liverpool Street 0.7 Miles





Accommodation

Name	sq ft	sq m	Tenure	Availability
Ground	614	57.04	To Let	Available
1st	640	59.46	To Let	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£47.50 per sq ft
Rates	£21.24 per sq ft
Service Charge	£3,781.24 per annum
VAT	Not applicable
EPC	On application

Viewing & Further Information



Alex Zeckler
0203 911 3666
07961 238 152
azeckler@stirlingackroyd.com



Brett Sullings
0203 911 3666
07826 547 772
bretts@stirlingackroyd.com



Dimitri Melaisi
0203 911 3666
07940 239 327
dmelaisi@stirlingackroyd.com



Harry Mann
0203 911 3666
07947 728 313
hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 13/10/2026