



36-42 New Inn Yard

London, EC2A 3EY

**Newly refurbished
ground floor in the heart
of Shoreditch**

1,352 sq ft
(125.60 sq m)

- Engineered timber floors
- New designer LED strip lighting
- Open plan layout
- Kitchenette
- 2 WC's and Shower
- Security shutters

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Description

The property is accessed via a glazed shared entrance with high ceilings and a polished concrete floor. The raised ground floor unit offers a spacious open plan layout with great ceilings heights and good natural light. Following a comprehensive refurbishment the space has new engineered timber flooring throughout, new designer LED strip lighting, a new kitchenette and showers. The polished concrete ceiling adds further character with the incoming tenant given the option of colour to paint the ceiling if preferred.

Location

Located moments from Shoreditch High Street where there are a wide selection of shops, bars, restaurants and cafes in the area, including The Merchant's Tavern, Boxpark and The Hoxton Hotel. The property is within easy walking distance of Old Street, Liverpool Street and Shoreditch High Street Stations. New Inn Yard is a pedestrianised thoroughfare which is complimented by OAT coffee shop which has a large number of outside tables.

Accommodation

Name	Sq ft	Sq m	Availability
Unit – Raised Ground Floor –	1,352	125.60	Available
Total	1,352	125.60	

Specification

- Engineered timber flooring
- Good ceiling height
- Lightwell
- Great location – opposite Protein Studios
- Concrete ceilings
- New lighting
- Showers

Viewings

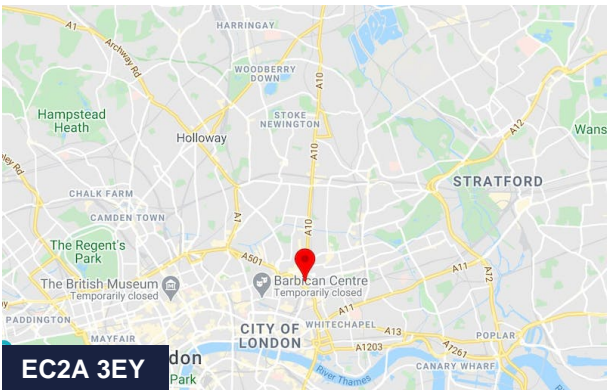
Via sole agents Stirling Ackroyd

Terms

New lease

Virtual Tour

<https://view.ricohtours.com/71692a1c-10e9-414d-82b4-5b1296f39bb7?type=compact>



Summary

Available Size	1,352 sq ft
Rent	£47.50 per sq ft
Rates Payable	£11.21 per annum
Service Charge	£1.80 per sq ft
EPC Rating	Upon Enquiry

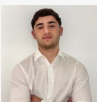
Viewing & Further Information



Brett Sullings
020 3967 0103 | 07826547772
bretts@stirlingackroyd.com



Harry Mann
020 3967 0103 | 07947728313
hmann@stirlingackroyd.com



Joe Harris
020 3967 0103 | 07809091305
jharris@stirlingackroyd.com



