



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

36-42 New Inn Yard, London, EC2A 3EY

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 ceiling 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



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