



**STIRLING
ACKROYD**

TO LET / FOR SALE

**Unit A & B North
Gainsborough Studios, 1
Poole Street, London, N1
5EB**

4,714 sq ft

**Ground Floor Self-
Contained Office with
Canalside Views**



VIDEO TOUR

stirlingackroyd.com



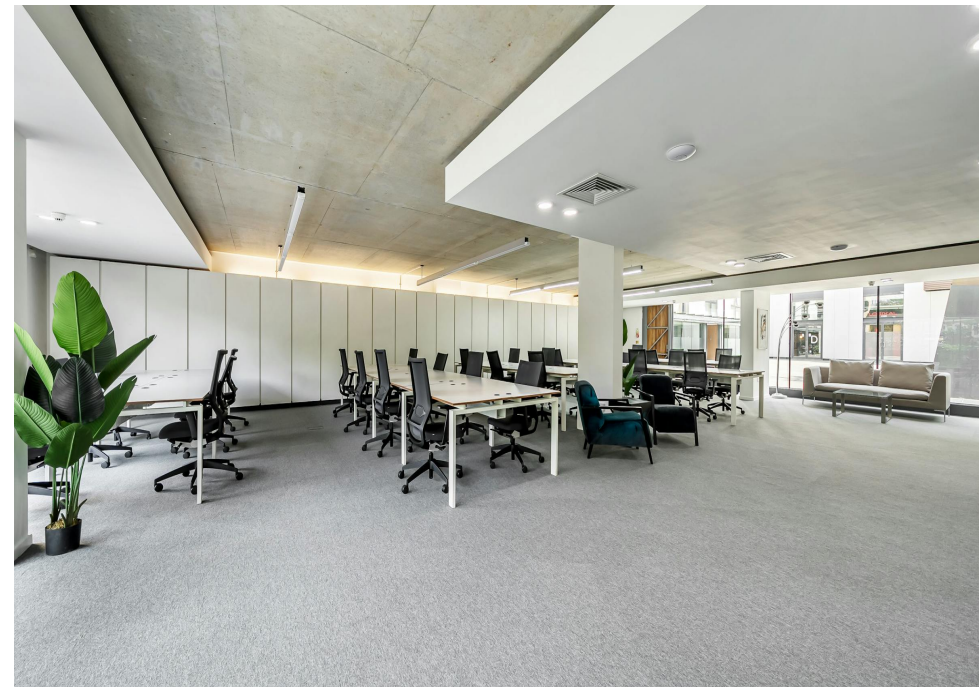
Description

Unit A and B combine to offer 4,714 square feet which had just had a comprehensive refurbishment and is now fully furnished.

The unit benefits from modern LED strip lighting, a self contained kitchen, fully glazed meeting room and engineered timber floors, as well as full height windows on either side allowing natural light to flood the space, all whilst looking onto Regents Canal. Gainsborough Studios has built a creative space further offering a communal courtyard for tenants to enjoy.

Key points

- Canal Facing
- Communal Courtyard
- Newly Refurbished and Fitted
- Self contained Kitchen Area
- Close proximity to Shoreditch Park
- Excellent Natural Light & Fully Glazed Meeting Room



Location

The surrounding area offers a selection of restaurants, pubs, cafes and health/fitness facilities. The location is perfect to enjoy Shoreditch Park with it being right across the road from Gainsborough Studios. Old Street underground Station is also in close proximity being less than a ten minute walk and there is a variety of bus routes in and out of the City.

Transport Links



Essex Road 0.5 Miles



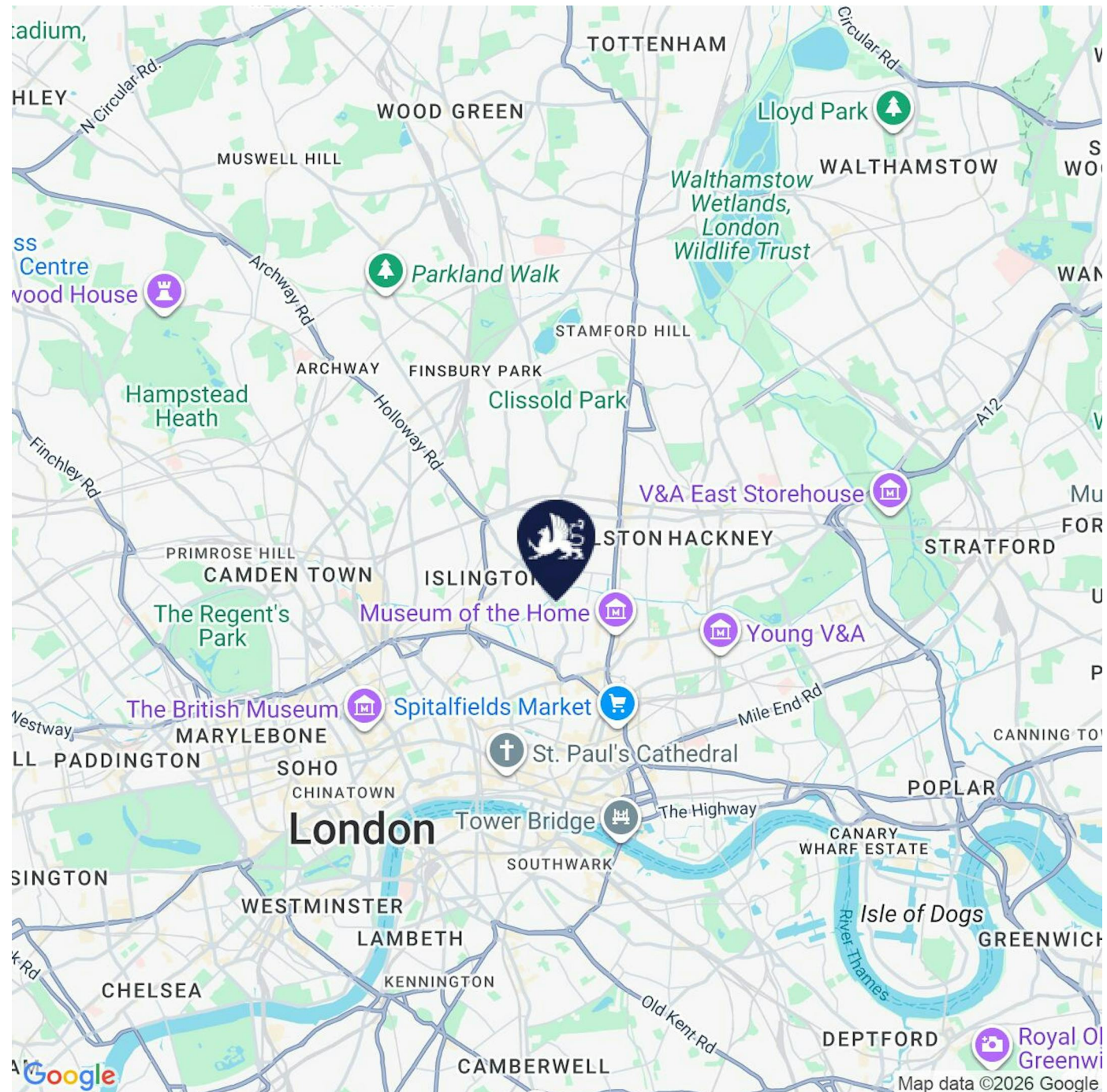
Haggerston 0.6 Miles

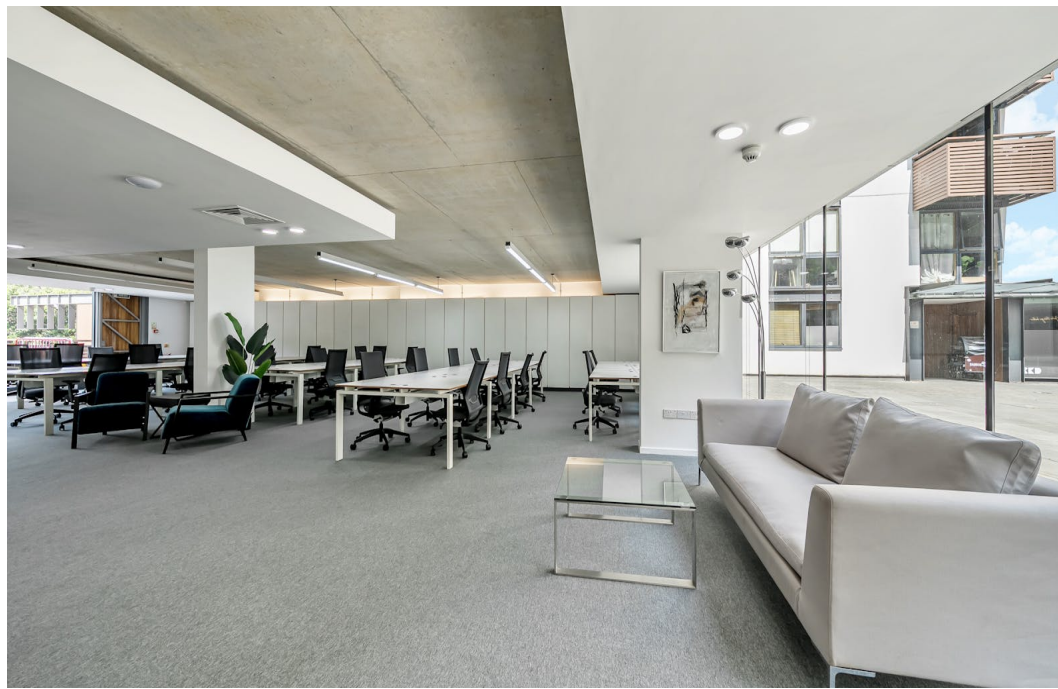


Hoxton 0.6 Miles



Old Street 0.7 Miles





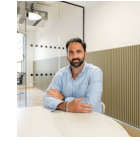
Accommodation

Name	sq ft	sq m	Availability
Ground	4,714	437.94	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£20 per sq ft
Price	£1,885,000
Rates	£18 per sq ft (Approx)
Service Charge	£11,443.50 per annum
VAT	Applicable
EPC	B (37)

Viewing & Further Information



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