STIRLING ACKROYD

TO LET

115b Drysdale Street,
London, N1 6ND

1,808 sq ft

Architecturally Designed
Ground Floor
Contemporary Office
Space

VIDEO TOUR



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stirlingackroyd.com

Description

Situated within a modern mixed use development, this self contained ground floor office offers a creative workspace, combining design with practicality.

The space benefits from high ceiling heights and excellent natural light, creating a bright and welcoming working environment. Fitted to a high standard, the office features a raised access floor, a dedicated meeting room, WC and shower facilities. Alongside bespoke, custom made desks providing comfortable workspace for up to 24 people. Designed with modern businesses in mind, the layout offers an excellent balance of collaborative and private working areas, making it ideally suited to a growing company looking for a well presented workspace.

Key points

- Ground Floor Contemporary Office Space
- Raised Flooring & High Ceilings
- Exposed Concrete Ceiling
- Designated Storage
- Security Shutters
- Fibre Optic & Cat 6 Cabling
- Located On The Ever Popular Drysdale Street
- Excellent Connectivity: Old Street, Hoxton & Shoreditch High Street Stations Nearby





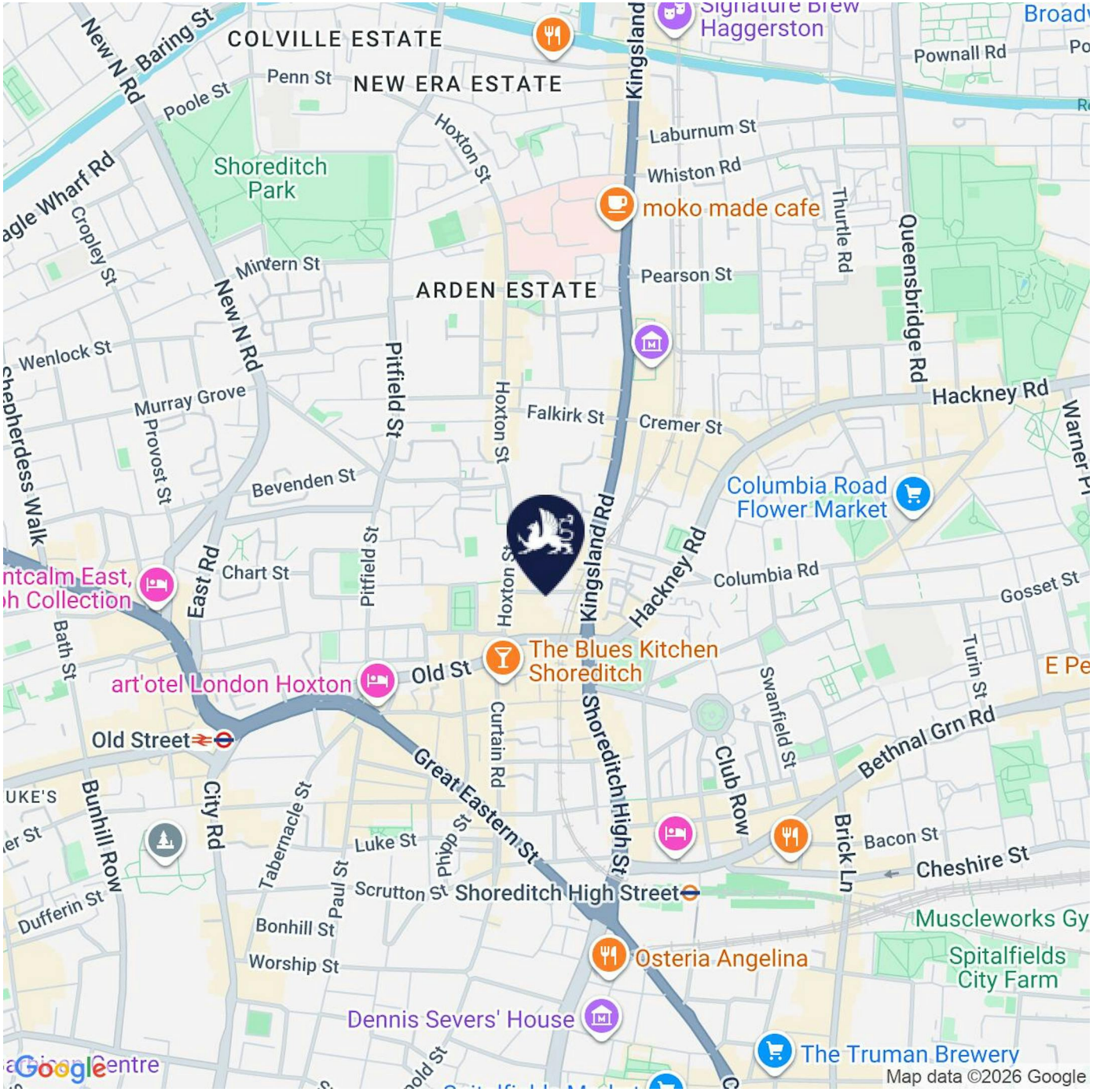
Location

The sought-after development is located on Drysdale Street, centrally located between Hoxton Street to the west and Kingsland Road. Therefore being the perfect location to take full advantage of the amenities that Shoreditch has to offer such as the bars and restaurants of Hoxton Square, and the retail at Boxpark and Brick Lane.

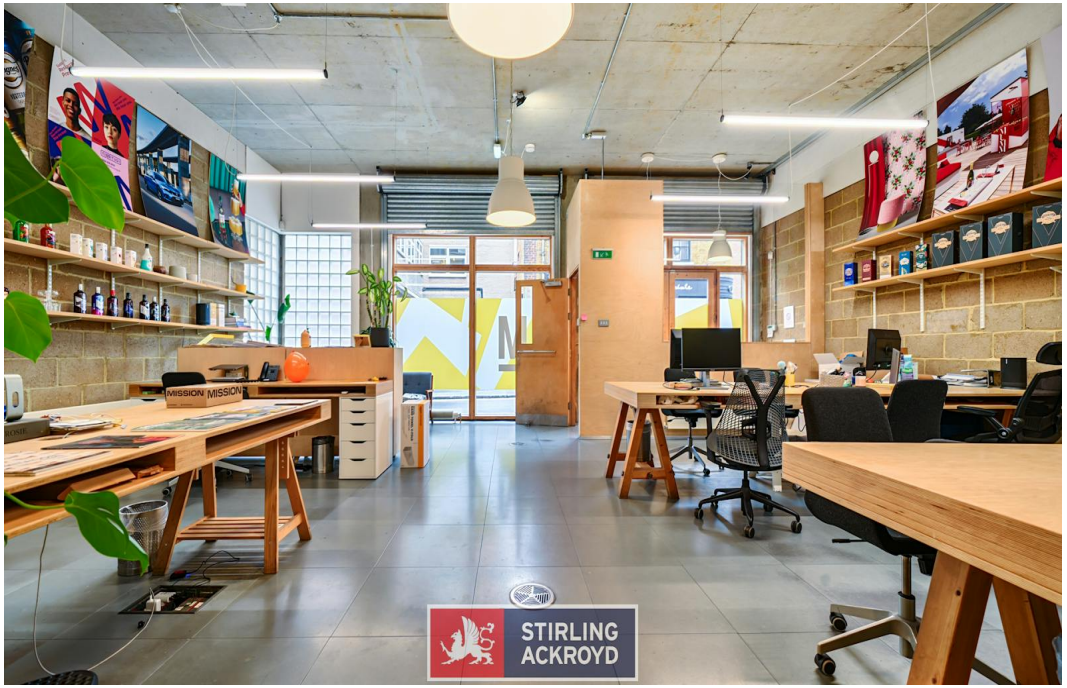
The premises can be easily reached from Old Street, Hoxton, Shoreditch High Street and Liverpool Street Stations. Transport links are very good with Shoreditch High Street and Hoxton overground stations being close by and Old Street and Liverpool Street stations a 10 and 15 minute walk respectively. A fantastic opportunity to occupy a creative office space within a contemporary development.

Transport Links

- Hoxton 0.3 Miles
- Shoreditch High Street 0.3 Miles
- Old Street 0.4 Miles
- Liverpool Street 0.7 Miles




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Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft
Rates	£16.19 per sq ft
Service Charge	£6.24 per sq ft
VAT	Applicable
EPC	C (55)

Viewing & Further Information



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