



**STIRLING
ACKROYD**

TO LET

**Unit 11 & 13, The Timber
Yard, Drysdale Street,
London, N1 6ND**

2,311 sq ft

**Fully refurbished studio
in gated Shoreditch
office complex**



VIDEO TOUR

stirlingackroyd.com



Description

Comprising of a self contained first floor studio forming part of the popular Timber Yard development on Drysdale Street.

The available accommodation will be delivered open plan and benefits from good natural light and exposed concrete ceiling alongside modern amenities including comfort cooling, perimeter trunking and suspended lighting. The development further benefits from a secure communal courtyard, bike storage and shower facilities.

Key points

- Comfort cooling
- Suspended lighting
- Bike storage
- Private secure garden
- Perimeter trunking
- Showers



Location

Timber Yard is a modern, purpose built mixed use development in close proximity to Hoxton Square and Kingsland Road making it the perfect location to take full advantage of the amenities Shoreditch has to offer. Including the bars and restaurants of Hoxton, and the retail at Boxpark and Redchurch Street

Timber Yard is located on Drysdale St, close to its junction with Hoxton Street. Shoreditch High Street, Old Street and Liverpool St station are all within walking distance as well as numerous bus routes.

Transport Links



Hoxton 0.3 Miles



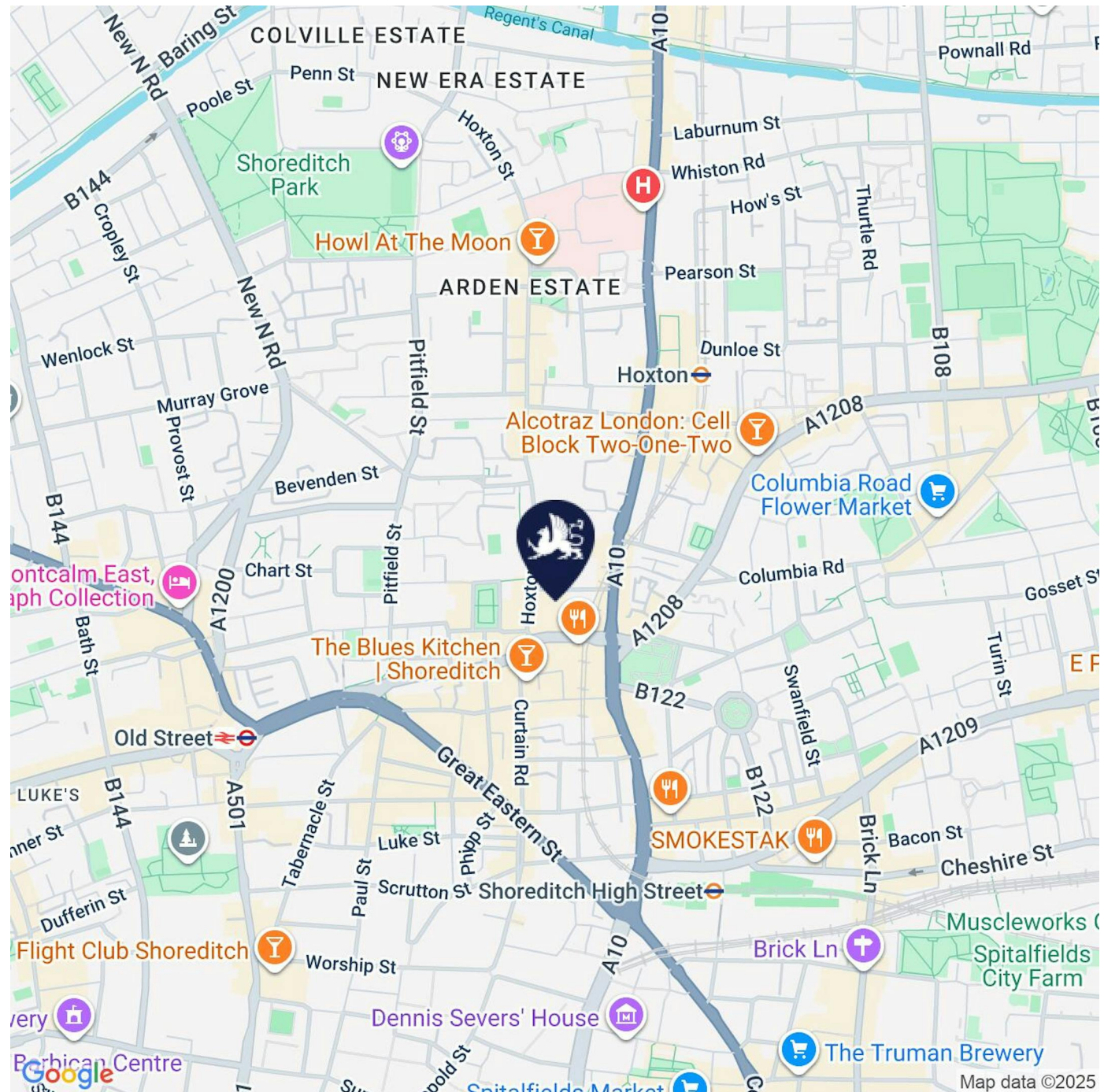
Shoreditch High Street 0.3 Miles



Old Street 0.4 Miles



Liverpool Street 0.7 Miles





Accommodation

Floor/Unit	sq ft	sq m	Rent
1st	2,311	214.70	£35 /sq ft

Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft
Rates	£16.78 per sq ft
Service Charge	£8.85 per sq ft
VAT	On application
EPC	C

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com



Dimitri Melaisi
07940239327
dmelaisi@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 16/10/2025