STIRLING ACKROYD

TO LET / FOR SALE

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

2,206 sq ft

Canalside Ground Floor Office with Shoreditch Park Just Moments Away

VIDEO TOUR



stirlingackroyd.com

Description

Offered across the ground floor, Unit A provides a newly refurbished office space fully fitted. Benefiting from full height windows allowing natural light to flood the space, a demised kitchen and meeting rooms. With one side of the office looking onto Regents Canal Gainsborough Studios has built a creative space further offering a communal courtyard for tenants to enjoy.

The space is perfectly suited to a range of commercial occupiers looking for a workspace where creativity can flow in a park side setting overlooking the canal.

Key points

- Canal Facing Ground Floor Office
- Shoreditch Park Moments Away
- Excellent Natural Light Throughout, Modern Fit Out, Kitchen & WCs
- Communal Courtyard
- Self Contained Kitchen Area
- Connectivity - Old Street, Hoxton & Haggerston Stations Within Walking Distance





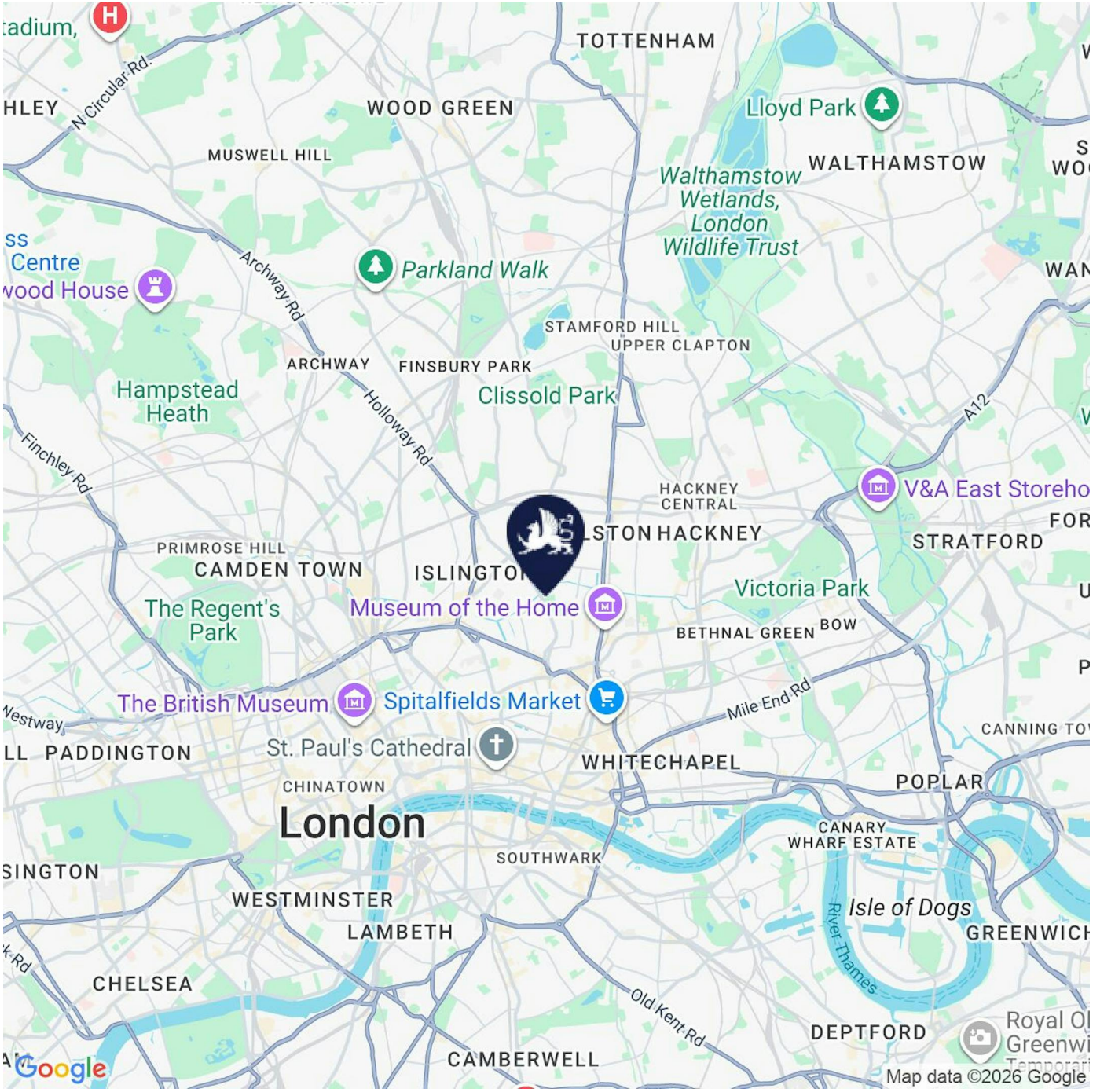
Location

Unit A enjoys an attractive Canalside setting, with views overlooking the Regent's Canal and Shoreditch Park right across the street.

Ideally located for access to the vibrant amenities of Hoxton and Shoreditch, with excellent transport connections providing easy access in and out of the City. The unit is within easy walking distance of Old Street, Hoxton and Haggerston stations, with a the surrounding area offering an amazing selection of restaurants, pubs, cafes and health/fitness facilities.

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 - Unit A	2,206	204.94	Available

Rents, Rates & Charges

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

Viewing & Further Information



Dimitri Melaisi
0203 911 3666
07940 239 327
dmelaisi@stirlingackroyd.com



Brett Sullings
0203 911 3666
07826 547 772
bretts@stirlingackroyd.com



Harry Mann
0203 911 3666
07947 728 313
hmann@stirlingackroyd.com



Alex Zeckler
0203 911 3666
07961 238 152
azeckler@stirlingackroyd.com

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