



## 15 Printing House Yard

Hackney Road, London, E2 7PR

### Self-contained character Office For Sale in Shoreditch, E2

**1,065 sq ft**  
(98.94 sq m)

- 958 years remaining on the lease
- Original Victorian warehouse conversion
- Exposed brickwork & timber features
- WC & separate shower
- Liverpool Street & Old Street stations within walking distance
- Established community of creative businesses

# 15 Printing House Yard, Hackney Road, London, E2 7PR

## Summary

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Available Size | 1,065 sq ft                                                           |
| Price          | £650,000 New 999 lease from 25 December 1985                          |
| Rates Payable  | £20.92 per sq ft                                                      |
| Rateable Value | £45,250                                                               |
| Service Charge | £1,600 per annum<br>Building insurance cost is approx. £400 per annum |
| VAT            | Not applicable                                                        |
| Legal Fees     | Each party to bear their own costs                                    |
| EPC Rating     | D (89)                                                                |

## Description

A characterful 1,065 sq ft self-contained office/studio arranged over ground and first floors, combining Victorian warehouse character with a high-quality contemporary refurbishment. The property features exposed brickwork, a continuous poured resin floor to the ground floor, bespoke double-glazed atrium roof, thermal insulation and cast-iron Victorian-style radiators.

Both floors provide flexible open-plan workspace with dedicated kitchenettes. The ground floor kitchenette includes a dishwasher and refrigerator, while the first floor benefits from a Zip Tap. The property forms part of the secure Printing House Yard estate, benefiting from 24-hour private security, parking and supporting communal facilities.

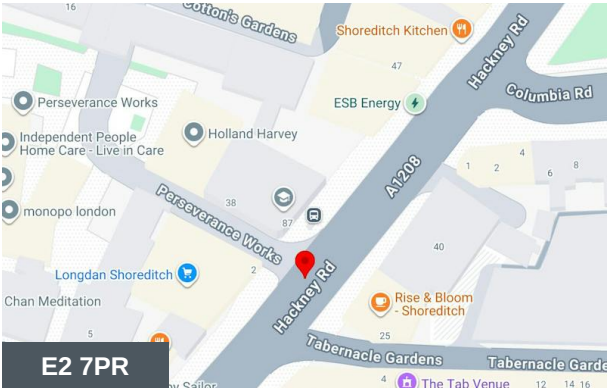
## Location

Printing House Yard is an attractive cobbled mews forming part of Perseverance Works, a collection of original Victorian warehouse buildings arranged around a central courtyard and home to a community of creative companies. The setting offers a peaceful and secluded working environment whilst being moments from the vibrant heart of Shoreditch, with the amenities of Hoxton Square and the surrounding area close by.

## Accommodation

The accommodation comprises the following areas:

| Name   | Availability |
|--------|--------------|
| Ground | Available    |
| 1st    | Available    |



## Viewing & Further Information



**George Sarantis**

020 7613 4044 | 0731 1077 549

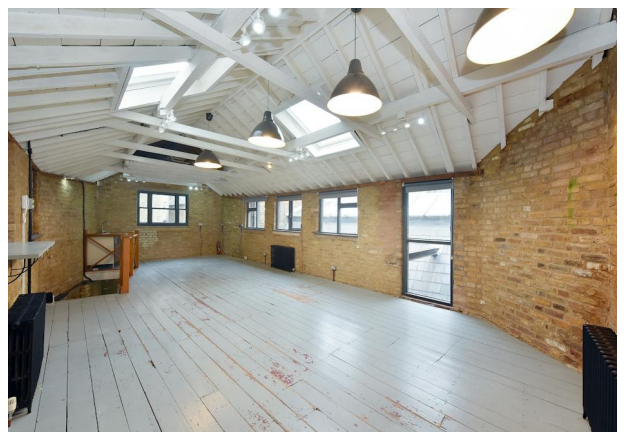
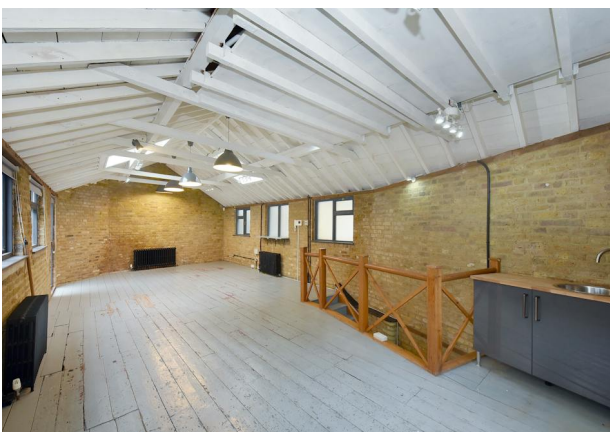
george@fyfemcdade.com



**Nahom Yemane**

02076134044 | 07883704332

nahom@fyfemcdade.com



## Energy performance certificate (EPC)

15 Printing House Yard  
Hackney  
LONDON  
E2 7PR

Energy rating

**D**

Valid until:

**1 July 2035**

Certificate number:

**1826-9367-4334-1407-2553**

Property type

Offices and Workshop Businesses

Total floor area

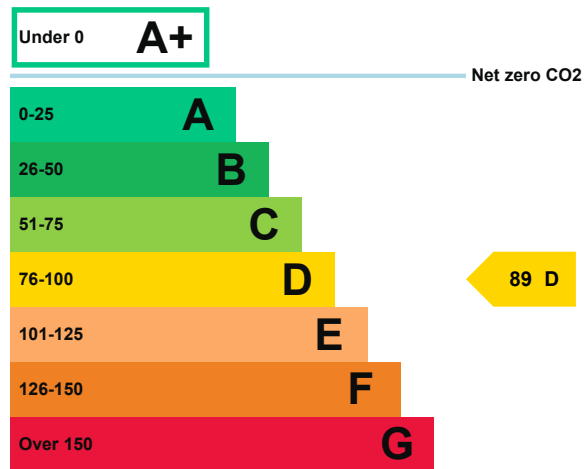
97 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

**26 B**

If typical of the existing stock

**105 E**

## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Natural Gas                     |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 49.24                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 294                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0961-2248-7445-7135-3464\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

|                 |                                                                              |
|-----------------|------------------------------------------------------------------------------|
| Assessor's name | Usman Hussain                                                                |
| Telephone       | 07939302868                                                                  |
| Email           | <a href="mailto:usman@energyexpertise.co.uk">usman@energyexpertise.co.uk</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

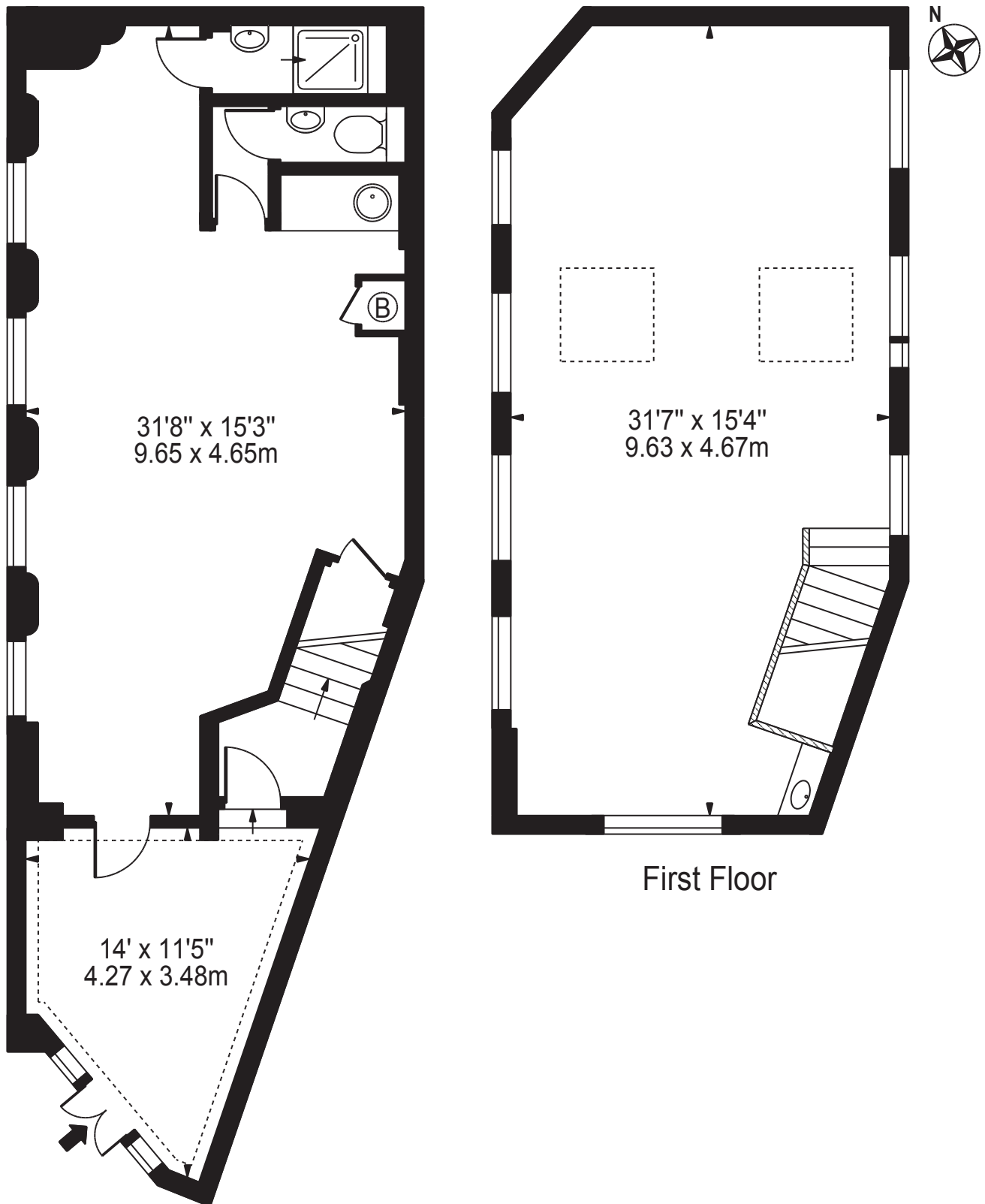
|                      |                                                          |
|----------------------|----------------------------------------------------------|
| Accreditation scheme | Quidos Limited                                           |
| Assessor's ID        | QUID201051                                               |
| Telephone            | 01225 667 570                                            |
| Email                | <a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Energy Expertise LTD.                                     |
| Employer address       | 07939302868                                               |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 19 June 2025                                              |
| Date of certificate    | 2 July 2025                                               |

# Printing House Yard, Shoreditch

Approx. Gross Internal Area 1065 Sq Ft - 98.94 Sq M



Ground Floor

First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.