

THE TIMBER YARD - 15 DRYSDALE
STREET
Shoreditch



LDG



The Timber Yard - 15 Drysdale Street





The Timber Yard - 15 Drysdale Street

DESCRIPTION

Of interest to owner occupiers and investors.

Tucked away within a secure gated development, The Timber Yard is a high quality mixed use community centred around a landscape courtyard, providing a welcome moment of calm between meetings or sunnier lunch breaks. Located on the second floor, unit 17 stands out thanks to its exposed concrete ceiling with light natural timber framing the windows and wood flooring. The layout is mostly open plan but fitted with a glass meeting room. End of trip facilities completes what is a very practical yet creative opportunity to purchase your own office in Shoreditch / Hoxton.

HIGHLIGHTS

- Fitted & Furnished Office
- Exposed Concrete Ceilings
- Large Natural Timber Framed Windows
- Gated Development
- Communal Courtyard
- Cycle Storage & Showers
- Wood Flooring
- Kitchenette
- Communal Restrooms
- Passenger Lift

PRICE

OIRO £550,000 - subject to contract

TENURE

Long-leasehold interest expiring January 3001 with a ground rent of £250 per annum.

ANNUAL COSTS

S/C - £6,035.90 per annum.

Reserve Fund - £788.40 per annum.

Rates Payable - £21,816 per annum.

VAT

The property is elected for VAT.

USE

Class-e.

FURNITURE

Existing furniture could remain as part of the purchase.

POSTCODE

N1 6ND

COMMUTE

Shoreditch High Street - 5 mins

Hoxton - 7 mins

Old Street - 9 mins

Liverpool Street - 9 mins

PARKING

Euro Car Park - 7 mins.

FOODIE HOTSPOTS

- Bike Shed - The Blues Kitchen

- The Breakfast Club - Cottons

LIQUID LUNCH

The Red Lion - Happiness Forgets

- Without Papers - Old Street Records

A STRETCH AWAY

- FighterFit - Solo60

- Nuffield Health - Paragon

FURTHER INFORMATION

EPC, headlease & other reports are available upon request.

The Timber Yard - 15 Drysdale Street



Demise	sq ft	sq m
2nd - Unit 17	1,223	113.62
Total	1,223	113.62

Ready to talk?



HARRISON
EAGLES

DD: 0207 290 0599
M: 07940 930 930
E: harrison@ldg.co.uk



HARRY
ISAACS

DD: 020 7291 0993
M: 07756 873 842
E: harry.i@ldg.co.uk

LDG | www.ldg.co.uk
53 Great Titchfield Street
London, W1W 7PJ

The Timber Yard - 15 Drysdale Street



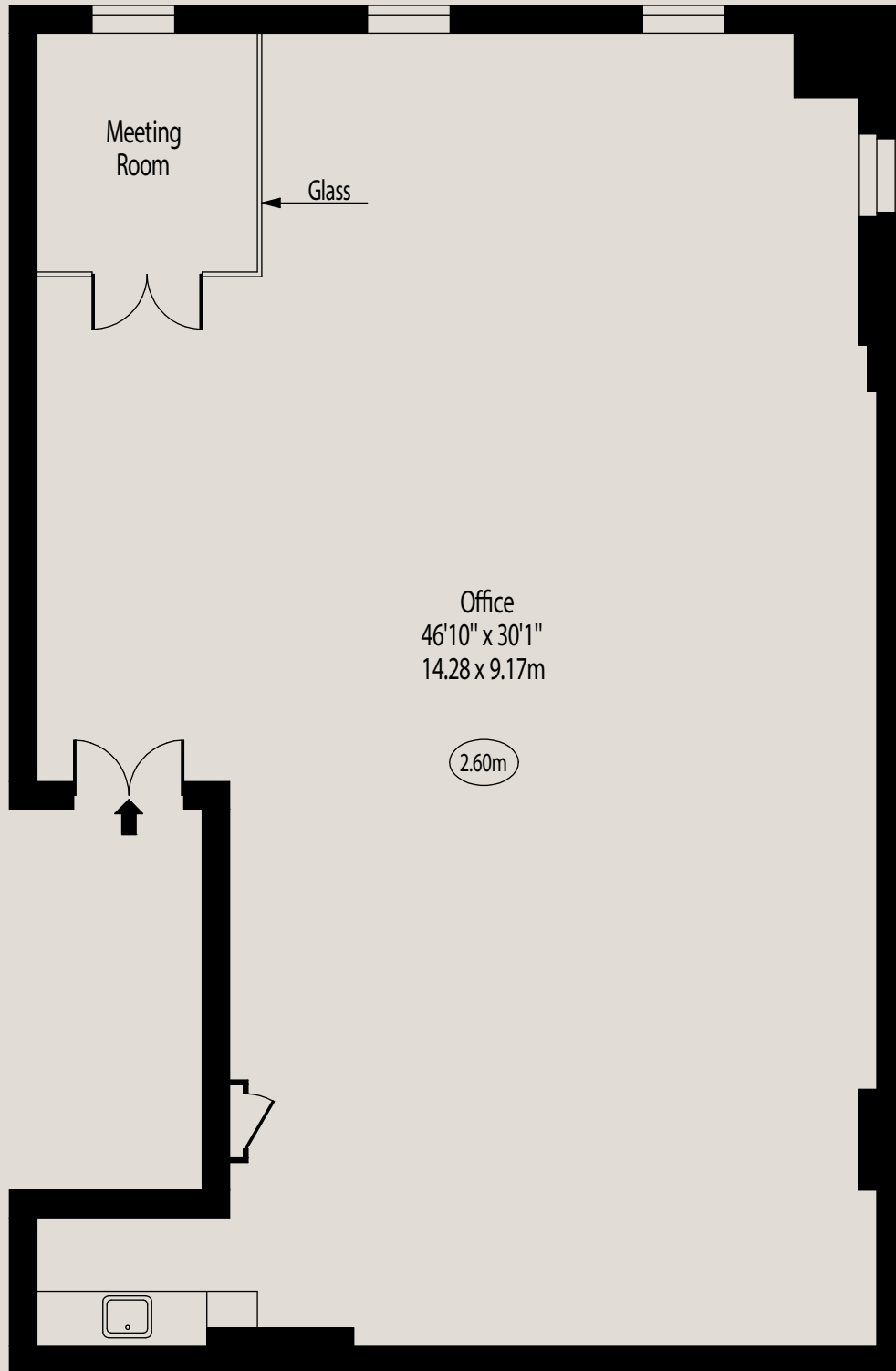
The Timber Yard,
Drysdale Street,
Shoreditch, N1 6ND

Gross Internal Area 1292 sq. feet (120.03 sq. metres)

Net Internal Area 1292 sq. feet (120.03 sq. metres)



 - Ceiling Height



Second Floor

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk

Ref. No. 029484WI