



**STIRLING
ACKROYD**

TO LET

**3 Printing House Yard,
Hackney Road, London,
E2 7PR**

1,700 sq ft

**Self Contained Office
Building in Gated
Community**



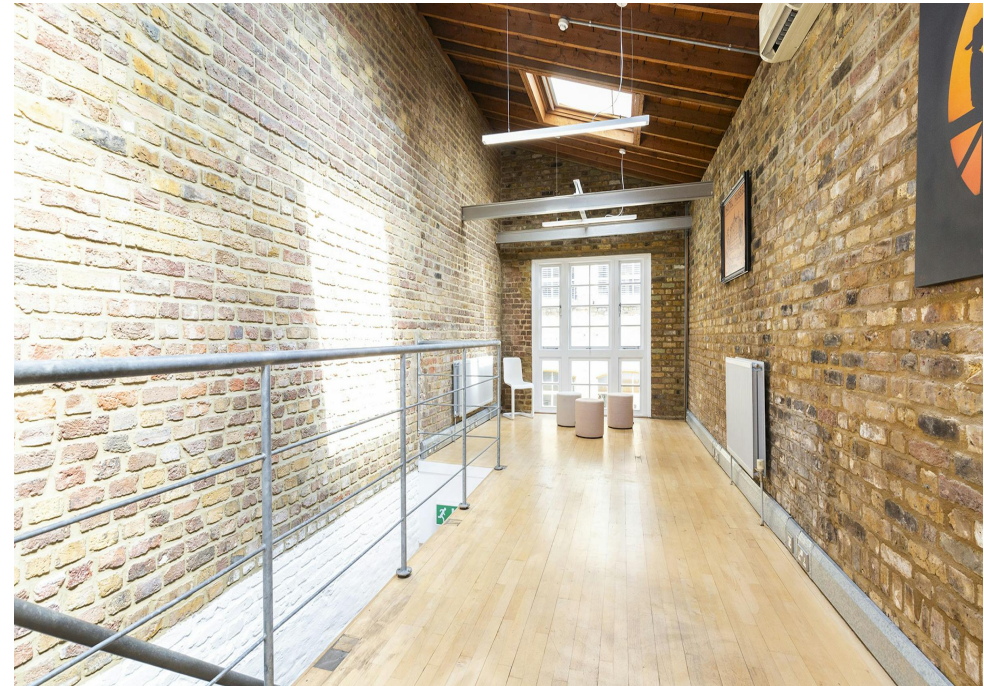
Description

Comprising a beautiful two storey victorian property built from London stock brickwork with a fully glazed ground floor front and a stunning full length timber pitched roof to the first floor. The property is configured as open plan floors. providing a versatile workspace for a range of occupiers. The floors have timber flooring and excellent ceiling height, exposed brickwork and lots of character.

A shared courtyard garden to the rear provides a welcome amenity space and the communal courtyard of Perseverance Works with it's 24 hour security, onsite coffee kiosk and external seating.

Key points

- Self Contained Two Storey Building
- Character Features Throughout
- Exposed Brickwork
- Excellent Connectivity Located just off Shoreditch High Street
- Popular Gated Courtyard Community
- Fully Glazed Ground Floor Front



Location

Printing House Yard is located north of Hackney Road and south of Kingsland Road with Liverpool Street and Old Street stations within easy walking distance. Forming part of the Perseverance Works complex which is a private gated business complex that benefits from 24/7 security, on site coffee shop and is instantly recognisable as one of the most famous Shoreditch filming locations.

The area is well served with numerous bus routes and close to local restaurants, bars and cafe's.

Transport Links



Hoxton 0.3 Miles



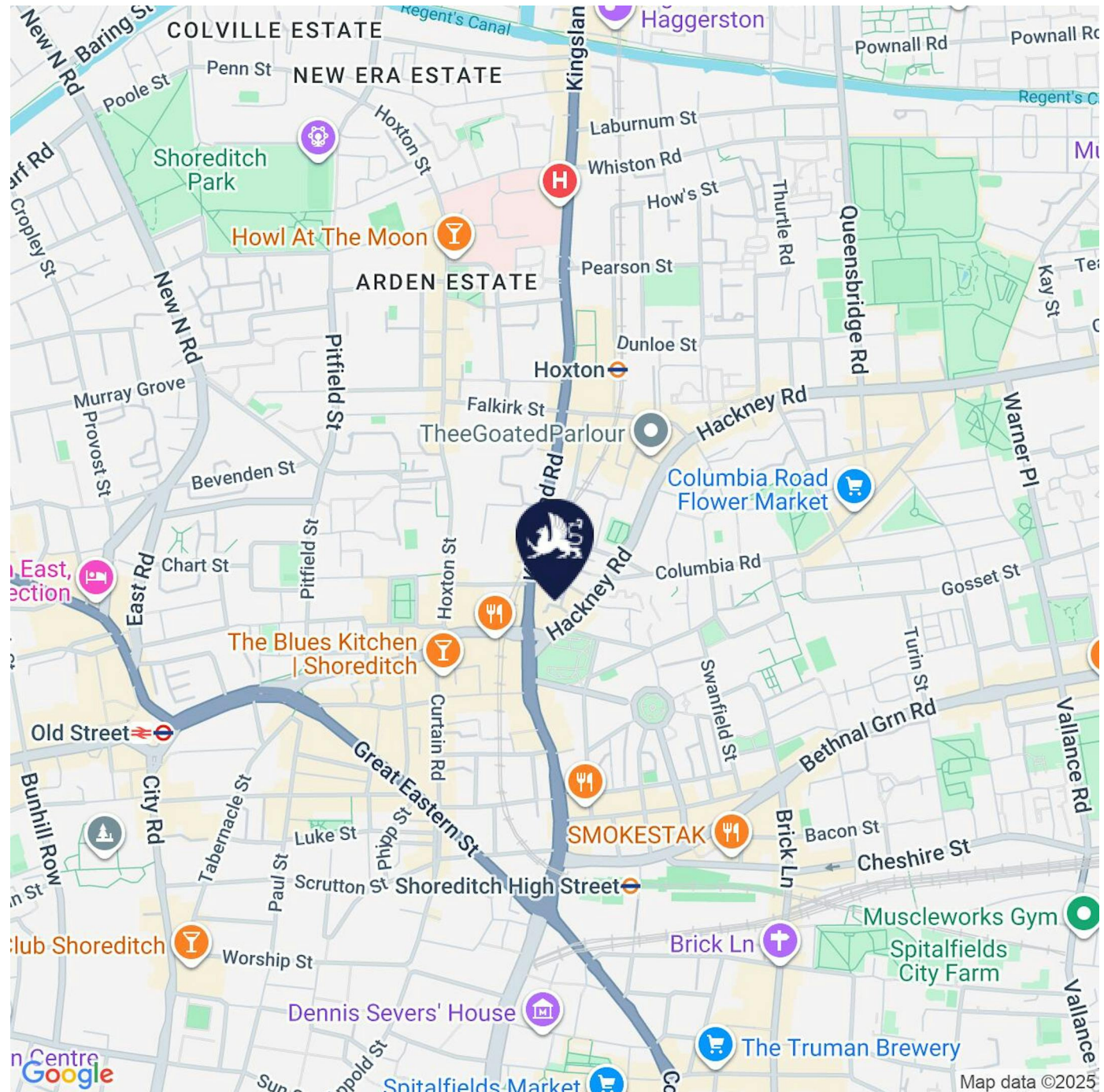
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Liverpool Street 0.7 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£75,000 per annum
Rates	On application
Service Charge	£3 per sq ft Serviced Charge & Ground Rent: £1,262.32 Per Quarter
VAT	Not applicable
EPC	E (118)

Viewing & Further Information



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