



TO LET

**Rochelle School, 16
Playground Gardens,
London, E2 7FA**

4,081 sq ft

**Amazing Second Floor
Office Centred Around A
Private Terrace In A
Creative Community**

stirlingackroyd.com



Description

Located in the heart of Shoreditch, Rochelle has evolved into a vibrant hub for creativity. Set across three beautifully repurposed former school buildings, it brings together an inspiring community of leading architects, designers, fashion brands, film makers, and other creative professionals. The site is also home to the renowned Rochelle Canteen, making it a destination for both creative work and exceptional dining.

The second floor office is centred around a private landscaped terrace and benefits from excellent natural light, an open plan layout alongside modern amenities to include Air Conditioning, LED Lighting and a fully fitted Kitchen with Island.

The open plan floor plate offers the opportunity to occupy a bright and inspiring working environment with large windows flooding the space with natural daylight.

Rochelle also offers the option to hire onsite studios, meeting rooms and event space as needed subject to additional costs.

Key points

- Private Penthouse Terrace
- Self Contained Ground Floor Entrance
- Air Conditioning
- Character Features Included Exposed Brickwork
- Benefiting From An On Site Caretaker
- Use of a Communal Executive Meeting Room via onsite booking system
- Onsite Event Space to hire at an addition cost
- Tenants have Access to Private Landscaped Gardens and Lawn with Wifi



Location

Rochelle occupies a unique position on Arnold Circus, at the heart of Shoreditch's renowned Boundary Estate Conservation Area, one of East London's most distinctive and characterful neighbourhoods. Tucked away behind its original Victorian school buildings, the campus offers a tranquil setting just moments from the energy of Shoreditch's commercial core.

The location places occupiers within easy walking distance of Shoreditch High Street, Old Street and Liverpool Street stations, providing excellent connectivity across London via the Overground, Underground, Elizabeth line and National Rail services.

Surrounded by the vibrant amenities of Redchurch Street, Brick Lane and Club Row, Rochelle benefits from an exceptional mix of acclaimed restaurants, independent cafés, boutique retailers and cultural destinations. The area has become one of London's most established hubs for the creative, technology, media and fashion sectors, attracting both global brands and innovative independent businesses.

Transport Links



Shoreditch High Street 0.2 Miles



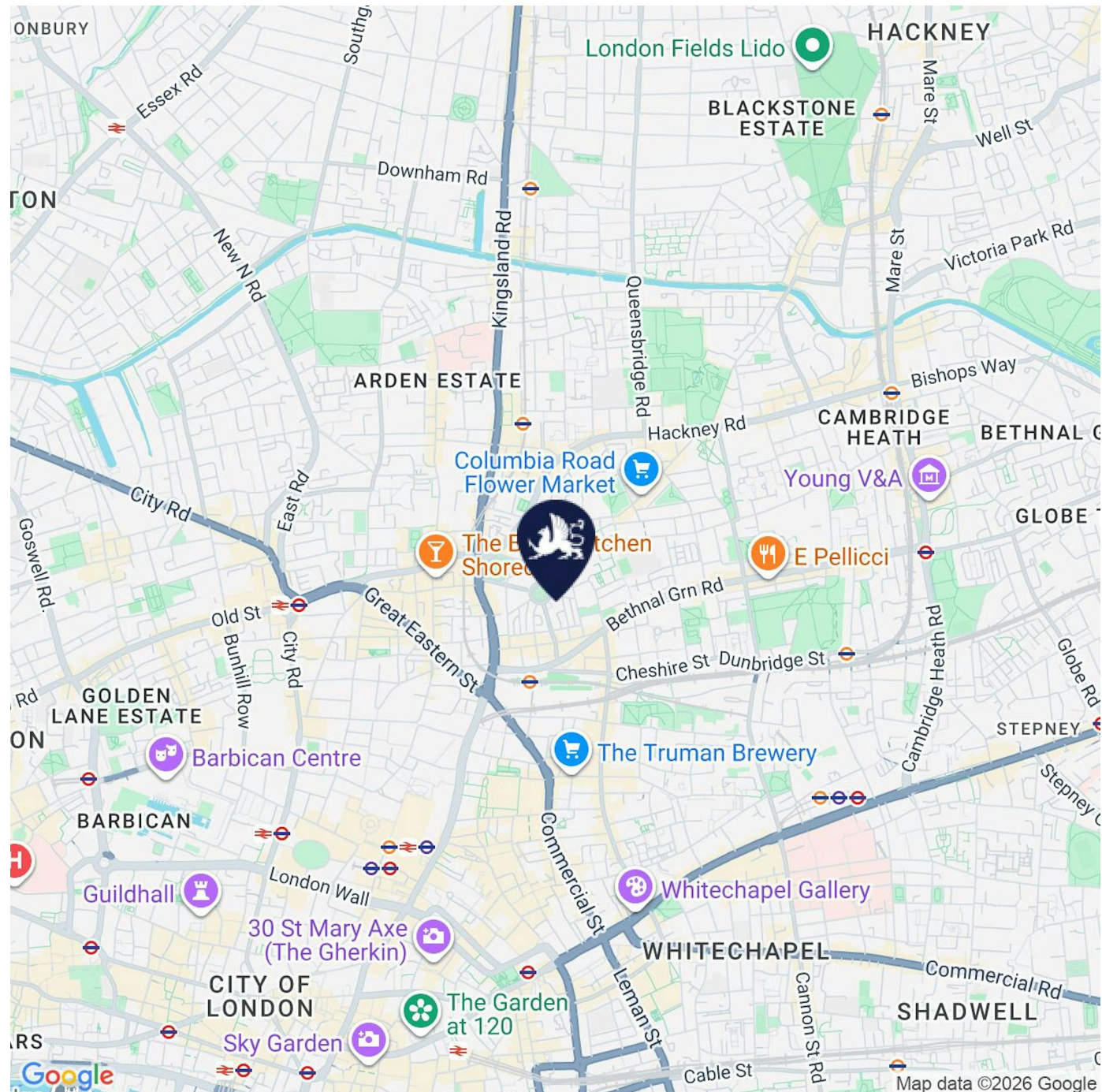
Hoxton 0.4 Miles



Old Street 0.6 Miles



Bethnal Green Rail 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
2nd	4,081	379.14	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£49.50 per sq ft
Rates	On application
Service Charge	£30.25 per sq ft Includes Rates & Utilities
VAT	On application
EPC	On application

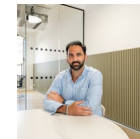
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