

# FOR SALE



## 6 Cotton's Gardens

E2 8DN

**FREEHOLD MIXED USE  
WAREHOUSE  
CONVERSION IN THE  
HEART OF  
SHOREDITCH**

**3,388 sq ft**  
(314.76 sq m)

- Ground and lower ground commercial studio
- Residential upper floors
- Roof terrace
- Fantastic views over Perseverance Works complex

# 6 Cotton's Gardens, London, E2 8DN

## Description

An opportunity to acquire an original freehold Victorian warehouse built circa 1860 which was formerly a printworks. This mixed use residential/commercial building spans just under 3,400 sq ft (approx.) over 5 floors of a classic character filled warehouse.

Currently used and laid out as an office on the ground/lower ground floor (approx 883 sq ft), studio apartment on the first floor and triplex loft apartment on the second, third and fourth floors with roof terraces.

Historical freehold warehouses rarely come to the market in central Shoreditch, especially with authentic character throughout, including loading doors complete with external loading winch, large crittal windows both north and south facing, high ceilings, exposed red brickwork and original wood floors. The roof extension which houses a large open plan living space also benefits from two terraces and access to a roof terrace with stunning unobstructed 360 degree views across the City.

A spiral staircase from the southern facing terrace leads to roof terrace (unofficial) with recessed seating area and birds eye views of Shoreditch and The City in all directions.

## Location

Cottons Gardens is a tucked away historical cobbled street just off the lower end of Kingsland Road by Old Street. The property is located within Shoreditch's vibrant mixed-use area with an abundance of thriving businesses served by many shops, amenities, eateries and bars. Old Street Station (Northern Line) is only minutes away along with the overground at Shoreditch High St. Liverpool Street and Moorgate Stations are also within short walking distance and the area is served by numerous bus routes.

## Specification

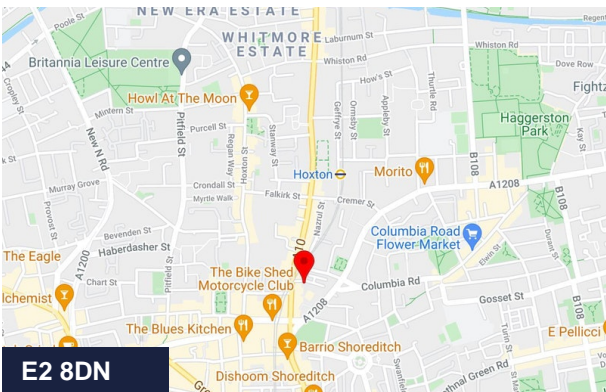
- Freehold Victorian warehouse built circa 1860
- Office use on Ground and Lower Ground floor
- Studio apartment on First Floor
- Triplex 3 bedroom apartment on upper floors
- Original wood floors and exposed brickwork
- Two large balconies off top floor mansard
- Unofficial roof terrace
- 360 degree views of the City

## Viewings

Strictly by agents Stirling Ackroyd and TBA Property

## Terms

Freehold with vacant possession



## Summary

Available Size	3,388 sq ft
Price	£2,750,000
Business Rates	N/A
EPC Rating	Upon Enquiry

## Viewing & Further Information



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