



TO LET

**Unit 13, The Timber
Yard, Drysdale Street,
London, N1 6ND**

891 sq ft

Fully refurbished open
plan studio in gated
Shoreditch office complex



VIDEO TOUR

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Description

Comprising of a self contained first floor studio forming part of the popular Timber Yard development on Drysdale Street.

The available accommodation will be delivered open plan and benefits from good natural light and exposed concrete ceiling alongside modern amenities including comfort cooling, perimeter trunking and suspended lighting. The development further benefits from a secure communal courtyard, bike storage and shower facilities.

Key points

- Comfort cooling
- Suspended lighting
- Bike storage
- Private secure garden
- Perimeter trunking
- Showers



Location

Timber Yard is a modern, purpose built mixed use development in close proximity to Hoxton Square and Kingsland Road making it the perfect location to take full advantage of the amenities Shoreditch has to offer. Including the bars and restaurants of Hoxton, and the retail at Boxpark and Redchurch Street

Timber Yard is located on Drysdale St, close to its junction with Hoxton Street. Shoreditch High Street, Old Street and Liverpool St station are all within walking distance as well as numerous bus routes.

Transport Links



Hoxton 0.3 Miles



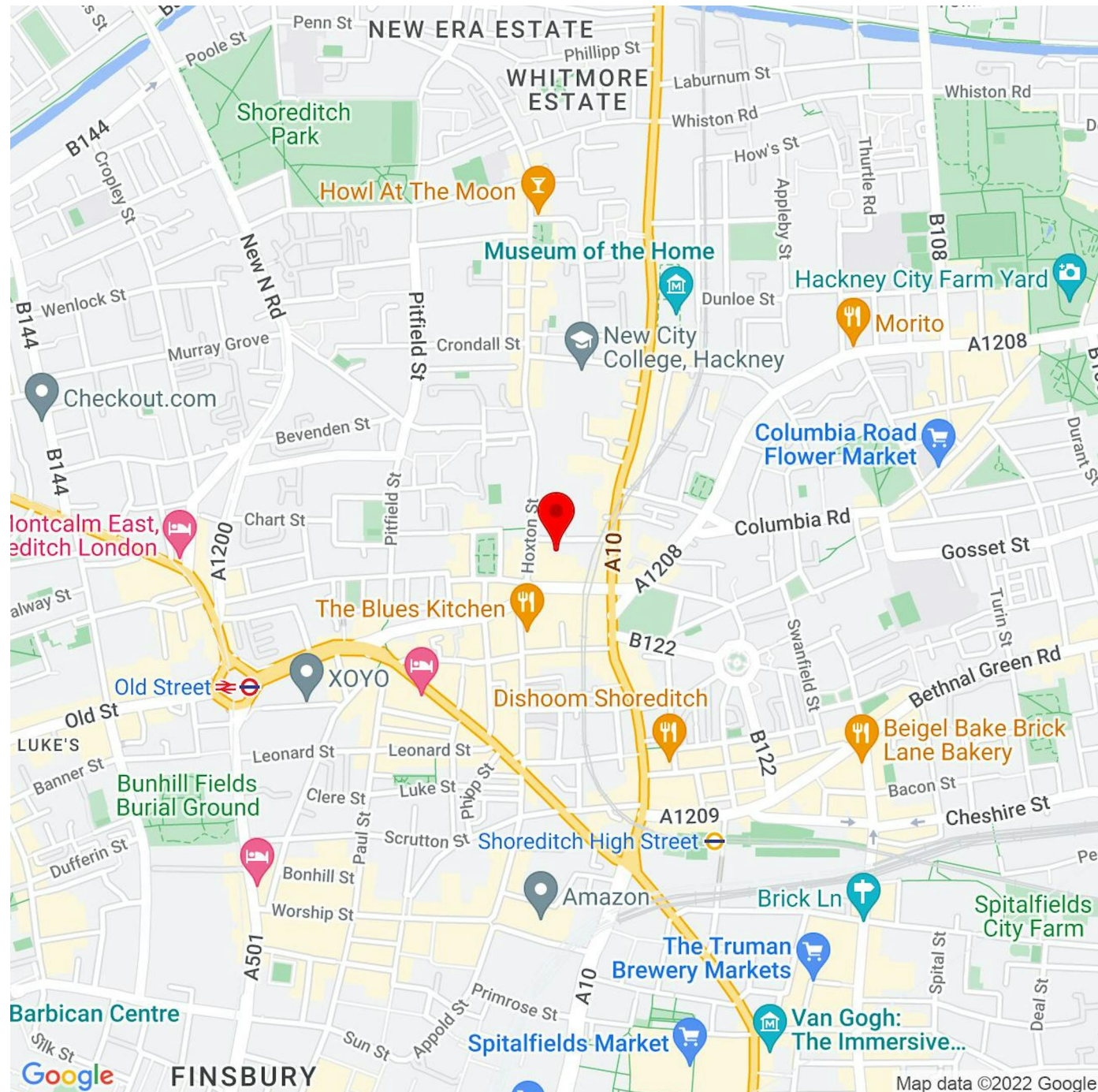
Shoreditch High Street 0.3 Miles



Old Street 0.4 Miles



Liverpool Street 0.7 Miles





Accommodation

Floor/Unit	sq ft	sq m	Rent
1st	891	82.78	£35 /sq ft

Rents, Rates & Charges

Lease	New Lease
Rent	£31,185 per annum
Rates	£16.78 per sq ft
Service Charge	£8.85 per sq ft
VAT	On application
EPC	C

Viewing & Further Information



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