



TO LET

**Unit 6, 36-42 New Inn
Yard, London, EC2A 3EY**

1,435 sq ft

Bright and Spacious
Office/Studio in the
Heart of Shoreditch



Description

A top-floor unit offering 1,435 sq ft of open-plan workspace in the heart of Shoreditch. The flexible layout easily accommodates desks, meeting areas, or creative workstations. The office also benefits from direct access to a communal roof terrace, providing an ideal space for breaks, informal meetings, or enjoying the surrounding views.

The unit features large perimeter windows that flood the space with natural light, complemented by high ceilings that enhance the sense of openness and airiness throughout. Its top-floor position ensures privacy, quiet, and a more premium feel, making it particularly suited to creative or professional occupiers seeking a light-filled, versatile workspace in a central location.

Key points

- Communal Roof Terrace
- Versatile Open-Plan layout
- Top Floor Unit - 1,435 sq ft
- Modern LED spot lighting
- Excellent Natural Light
- Moments away from Shoreditch High Street Station



Location

Situated on New Inn Yard which is a newly part pedestrianised street linking Curtain Road to Shoreditch High Street, a prime position, and opposite Protein Studios, Frame and Oat coffee shop.

Transport links are excellent with Shoreditch High Street being a few minutes walk away. The property is also within easy walking distance of Old Street and Liverpool Street Stations.

Transport Links



Shoreditch High Street 0.1 Miles



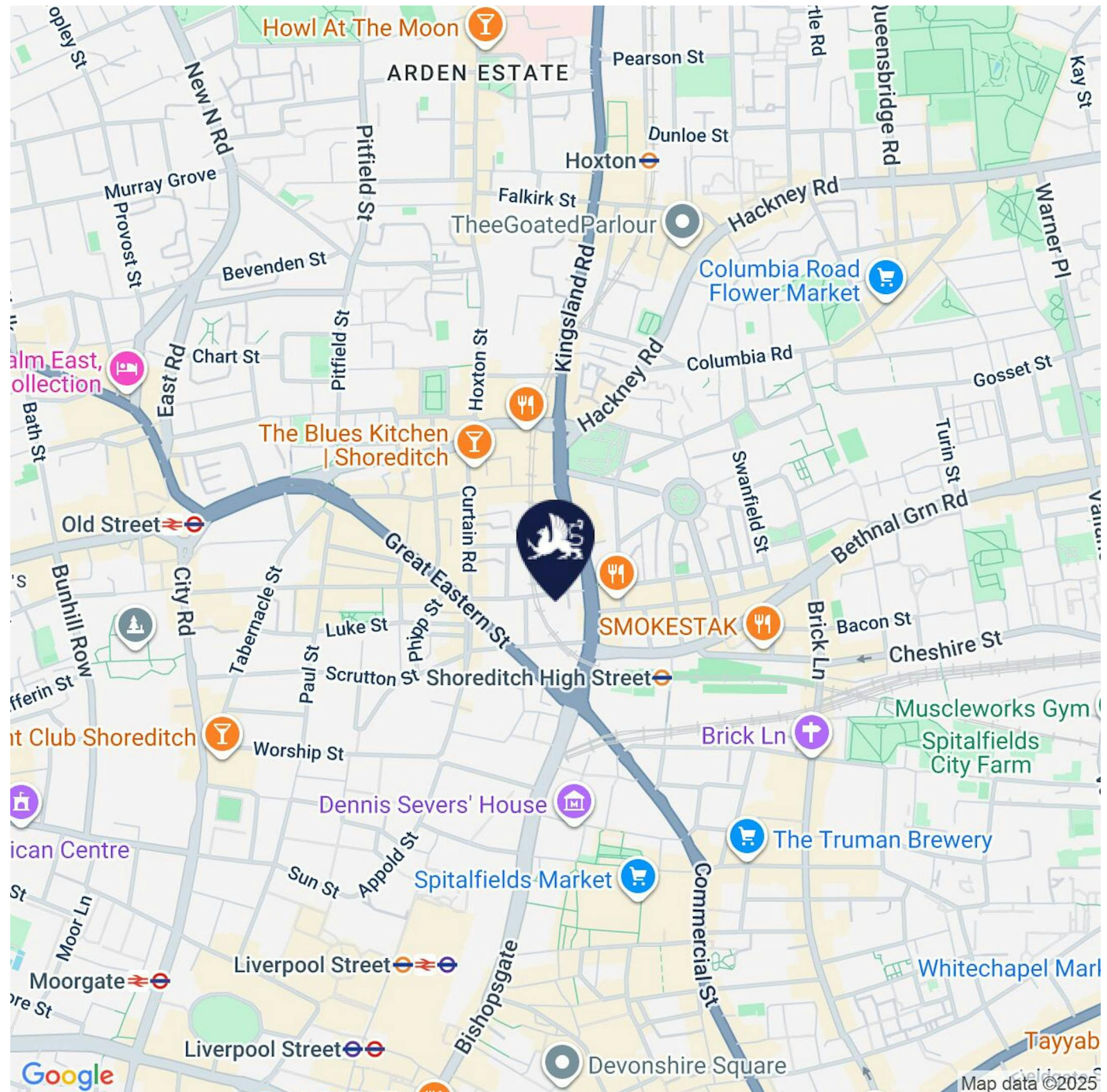
Old Street 0.4 Miles

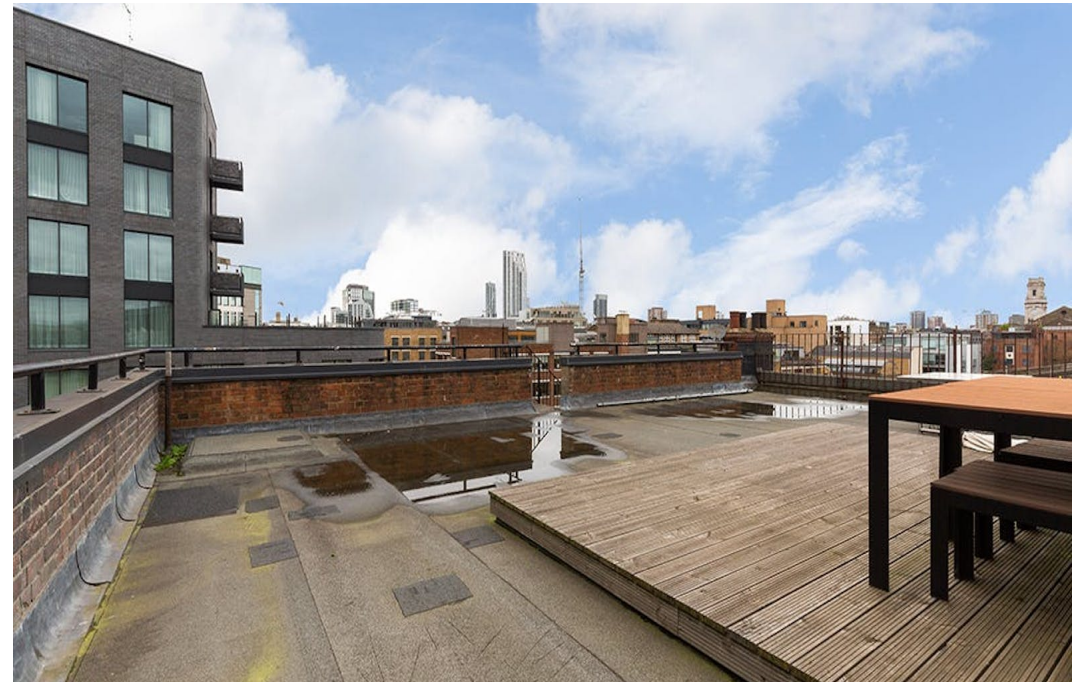
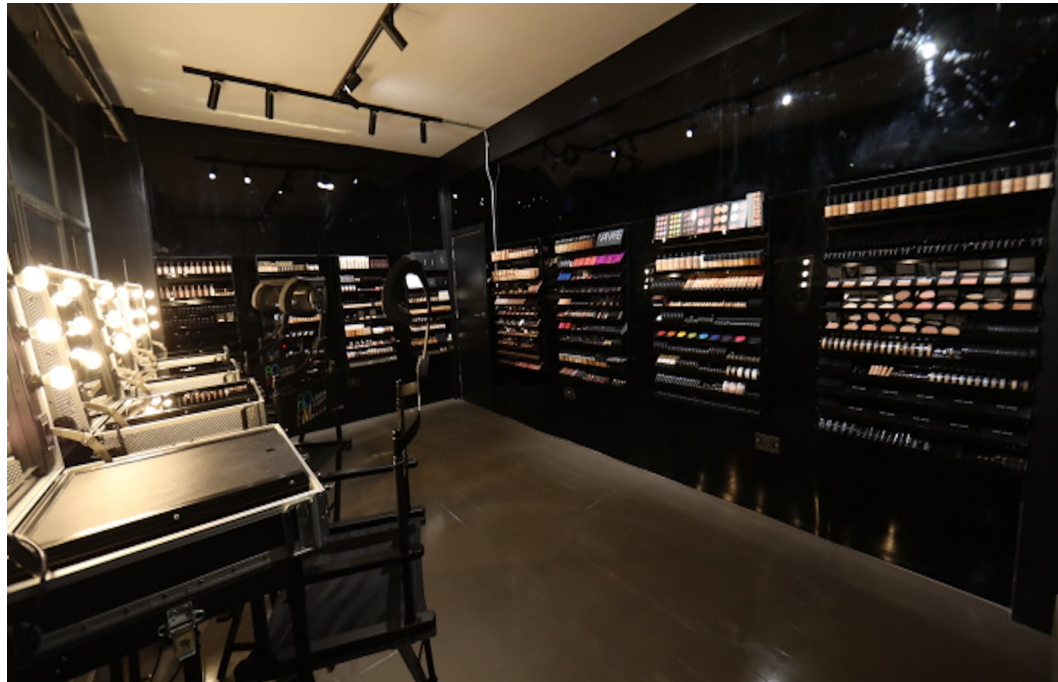


Hoxton 0.5 Miles



Liverpool Street 0.5 Miles

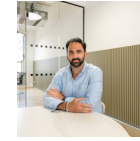




Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	On application
Service Charge	Service Charge: £670-690 every quarter. Ground Rent: £200 per annum.
VAT	Not applicable
EPC	D (88)

Viewing & Further Information



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