



**TO LET**

**Unit 11, The Timber  
Yard, Drysdale Street,  
London, N1 6ND**

1,420 sq ft

Fully refurbished open  
plan studio in gated  
Shoreditch office complex



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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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 trucking and suspended lighting. The development further benefits from a secure communal courtyard, bike storage and shower facilities.

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## Key points

- Total unit - 1,420 square feet
- Comfort cooling
- Suspended lighting
- Bike storage
- Private secure garden
- Perimeter trucking
- Showers
- Communal courtyard



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## 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 Street, close to its junction with Hoxton Street. Shoreditch High Street, Old Street and Liverpool Street Stations are all within walking distance as well as numerous bus routes.

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## Transport Links



Hoxton 0.3 Miles



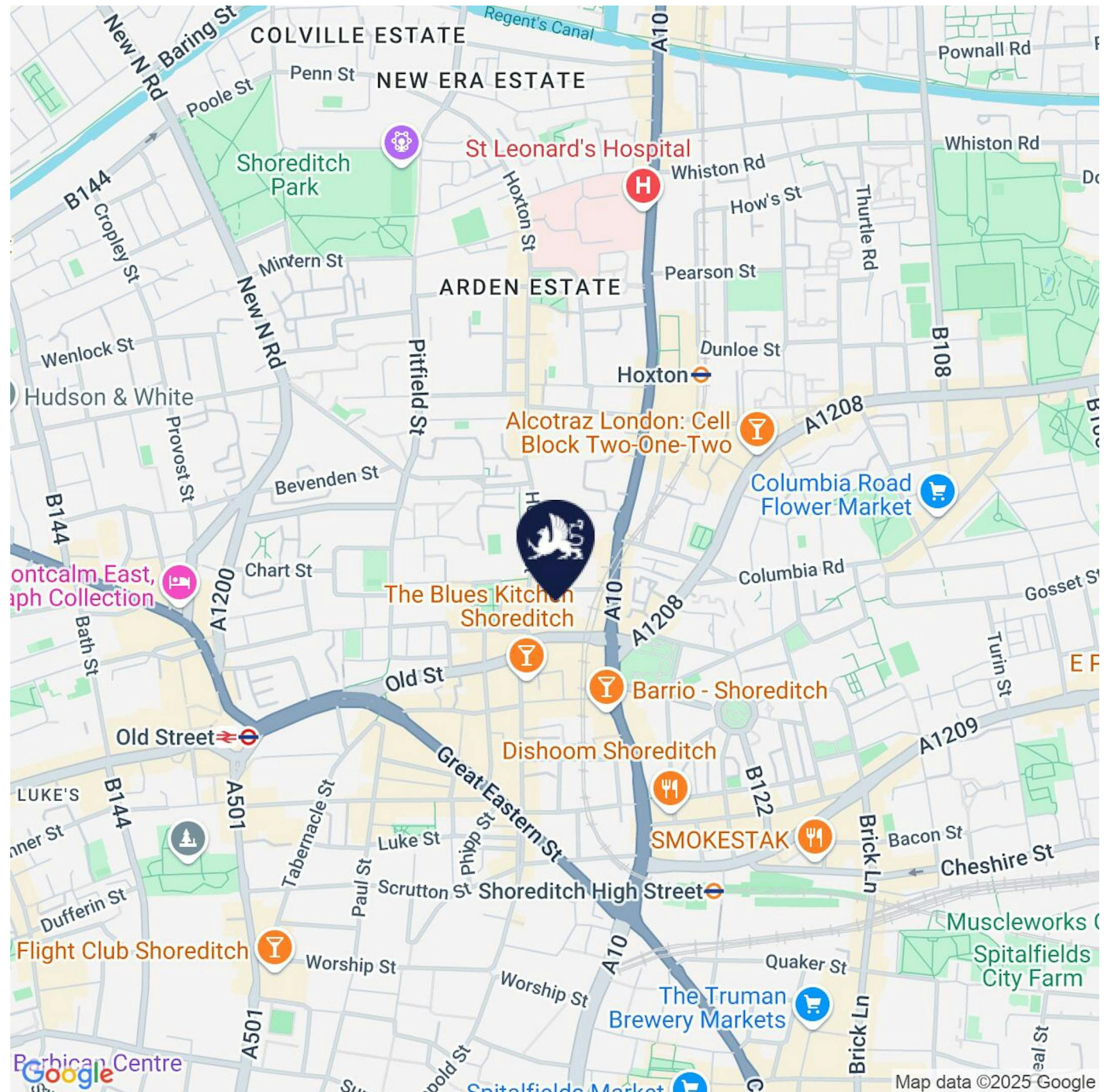
Shoreditch High Street 0.3 Miles



Old Street 0.4 Miles



Liverpool Street 0.7 Miles





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## Accommodation

Floor/Unit	sq ft	sq m	Rent
1st	1,420	131.92	£35 /sq ft

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## Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	£16.78 per sq ft
Service Charge	£8.85 per sq ft
VAT	On application
EPC	C

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## Viewing & Further Information



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