



TO LET

**The Timber Yard, 103
Drysdale Street, London,
N1 6ND**

951 sq ft

To Rent - prime
Shoreditch first floor
office within private
secure courtyard
moments from Hoxton
Square!



VIDEO TOUR

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Description

This modern office comprises a self-contained first-floor studio forming part of the popular Timber Yard development on Drysdale Street.

The premises benefits from good ceiling heights, floor-to-ceiling windows along one wall, exposed concrete floors and ceiling, and a fitted kitchenette.

The development further benefits from an attractive, secure, communal courtyard and bike storage.

Location

Timber Yard is a modern purpose-built mixed use development just off Hoxton Street and Kingsland Road, therefore being in the perfect location to take full advantage of the amenities that Shoreditch has to offer such as the bars and restaurants within and surrounding Hoxton Square, including the Red Dog Saloon, Meatmission and The Breakfast Club, as well as the multiple food outlets at Boxpark Shoreditch and Redchurch Lane.

Transport links are excellent with several stations within walking distance, including Hoxton overground Station (8-minute walk), Old Street Station (8-minute walk), Shoreditch High Street overground Station (10-minute walk) and Liverpool Street Station (15-minute walk).

Key points

- First floor office - 951 square feet
- Open plan office
- Good ceiling heights
- Fitted kitchenette and showers
- Bike storage
- Excellent storage
- Gated development





Accommodation

| Name | sq ft | sq m | Availability |
|------|-------|-------|--------------|
| 1st | 951 | 88.35 | Available |

Rents, Rates & Charges

| | |
|----------------|------------------|
| Lease | New Lease |
| Rent | £29.50 per sq ft |
| Rates | £17.60 per sq ft |
| Service Charge | £6 per sq ft |
| VAT | To be confirmed |
| EPC | B (45) |

Viewing & Further Information



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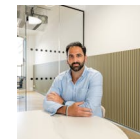
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