



TO LET

**4D Printing House Yard,
Hackney Road, London,
E2 7PR**

874 sq ft

**Top floor loft studio for
sale**



VIDEO TOUR

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Description

A unique opportunity to purchase a virtual freehold commercial top floor studio in the popular Printing House Yard, part of the prominent Perseverance Works, known for its treasure of creative companies and iconic warehouse conversion.

Unit 4D comprises an open plan studio with plentiful character, including herringbone timber flooring, beautiful pitched roof with industrial style pendant lighting, original Crittal windows and a large loading door flooding the space with natural light.

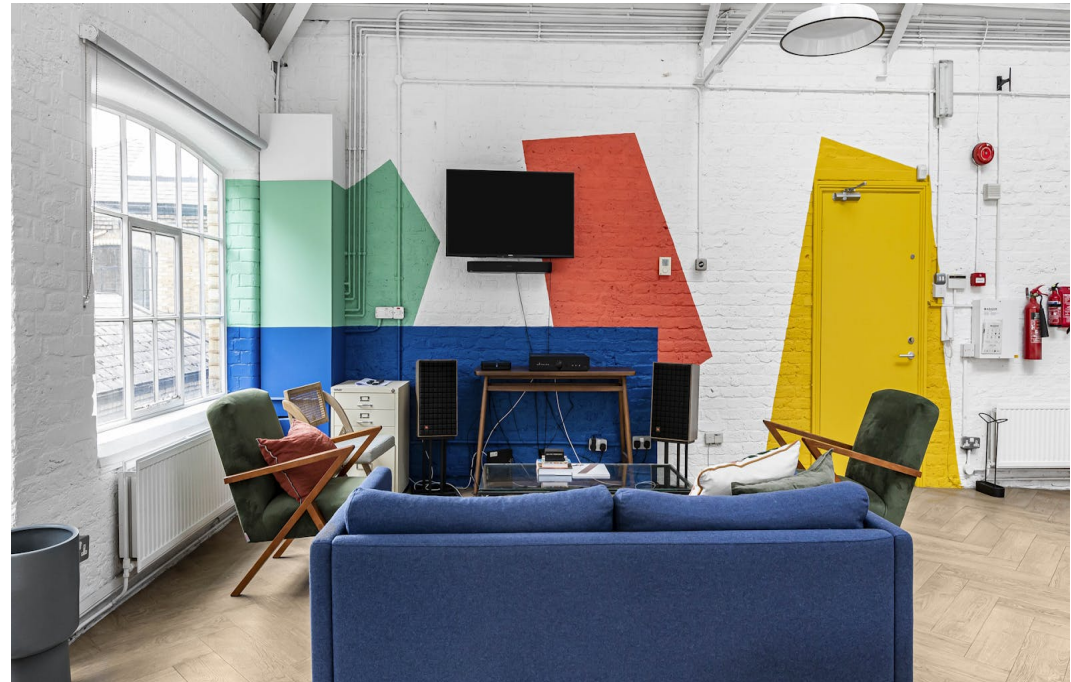
Location

Printing House Yard is an attractive cobbled estate, popular with creatives located in the centre of Shoreditch, surrounded by many shops restaurants and bars. Shoreditch High Street Station is a short walk from the office and Old Street Station is under a ten-minute walk, giving easy access to the Northern Line and National Rail services. The development attracts a mix of occupiers including architects, fashion designers and creative agencies.

Key points

- Total area - 874 square feet
- Open plan Shoreditch studio
- Herringbone timber flooring and pendant lighting
- Pitched roof with large skylight
- Corner building with abundance of windows
- Large loading style doors
- Original Crittal windows
- Close to Shoreditch High Street and Old Street Stations





Accommodation

Name	sq ft	sq m	Availability
4th - Open-plan upper floor	874	81.20	Available

Rents, Rates & Charges

Lease	New Lease
Rent	On application
Rates	£19 per sq ft
Service Charge	£4 per sq ft
VAT	Applicable
EPC	C (70)

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com

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