

## FOR SALE

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

951 sq ft

For sale - prime Shoreditch first floor office within private secure courtyard.





# **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

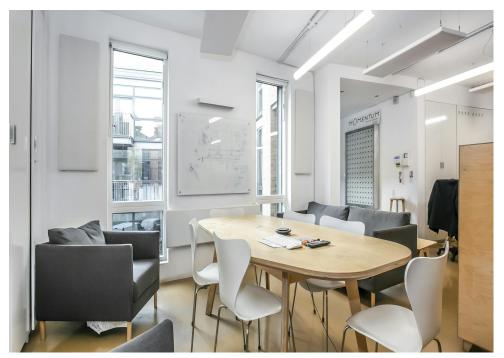
Timber Yard is a modern purpose-built mixed use development just off Hoxton Street and Kingsland Road, therefore being in the perfect location to take full advantage of the amenities that Shoreditch has to offer such as the bars and restaurants within and surrounding Hoxton Square, including the Red 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).

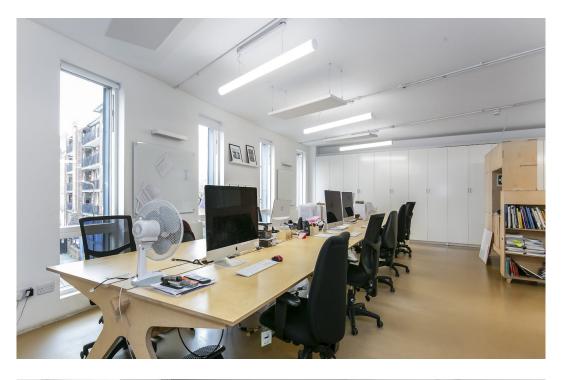
### Key points

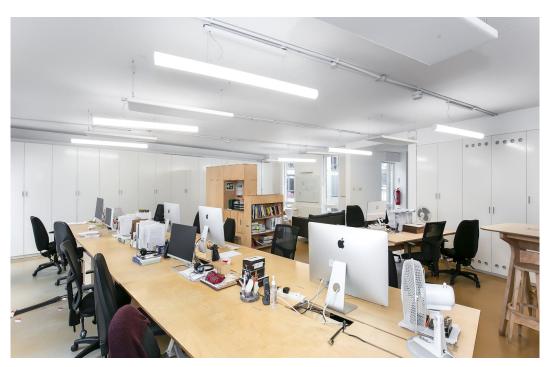
- First floor office 951 square feet
- Tenanted until March 2024
- · Open plan office
- Good ceiling heights

- Fitted kitchenette and showers
- Bike storage
- Excellent storage
- Gated development













## Rents, Rates & Charges

Price	£725,000
Rates	£15,094.75 per annum
Service Charge	£4,000 per annum
VAT	To be confirmed
EPC	B (45)

# **Viewing & Further Information**



Brett Sullings 020 3967 0103 07826547772 bretts@stirlingackroyd.com



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com

Rachel Kiddie (Deleted) 020 3967 7628 rkiddie@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 17/07/2024