

**SELF CONTAINED
OFFICE BUILDING
WITH SHARED
COURTYARD**

**PRINTING HOUSE
YARD**

**HACKNEY
E2**

BELCOR

CITY FRINGE REAL ESTATE

1,700 SQ FT



DESCRIPTION

A beautiful two storey Victorian property with a stunning timber pitched roof to the first floor. A shared courtyard with coffee facilities provides a great welcome amenity the property would be of strong interest to a range of creative and tech occupiers. The premises benefits from full fibre connectivity with bandwidth up to 10 gigabytes plus a one gigabyte intranet connectivity.

AMENITIES

- ☀️ Amazing Natural Light
- 🏠 Warehouse Style Features
- 🚶 Communal Courtyard
- 🚗 Excellent Transport Links
- 🅅 Daily Parking Available
- 🚰 24 Hour Security

SELF CONTAINED OFFICE BUILDING WITH SHARED COURTYARD





LOCATION

Printing House Yard is just a short walk from Hoxton station & is located north of Hackney Road and south of Kingsland Road with Liverpool Street and Old Street stations within easy walking distance.

The area is well served with numerous bus routes and close to many local restaurants, bars and cafes that Shoreditch has to offer.

TRANSPORT

OLD STREET

Northern Line

SHOREDITCH HIGH STREET

Overground

LIVERPOOL STREET

Overground
Metropolitan Line
Hammersmith and City
Circle
Central

Hoxton

Overground

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PA)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
Unit 3	1,700	Available	£55,000	£28,900	£7,650	£7,629

LEASE

A new lease to be contracted outside the Provisions of the Landlords & Tenants Act 1954.

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

TIMING

Available Immediately

VAT

VAT is not applicable

VIEWINGS VIA SOLE JOINT AGENTS

BELCOR

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agency@belcor.london
www.belcor.london

STRETTONS

020 7375 1801

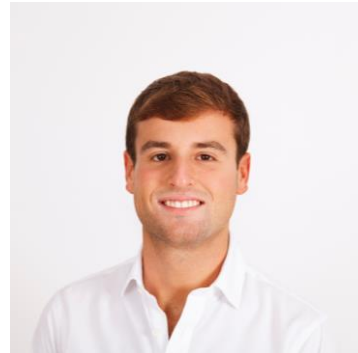
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