



**THE
YARD**

OLD STREET

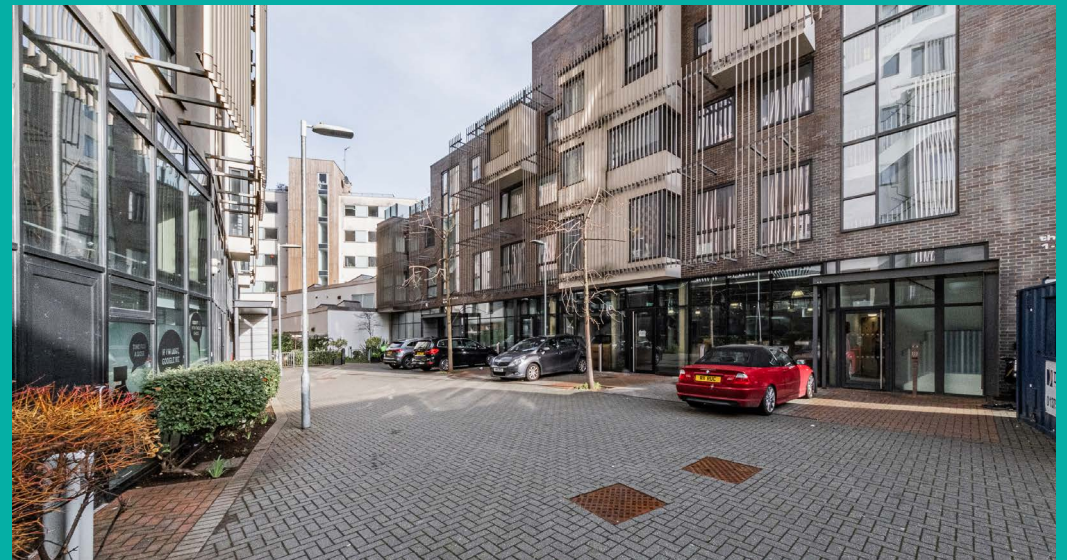
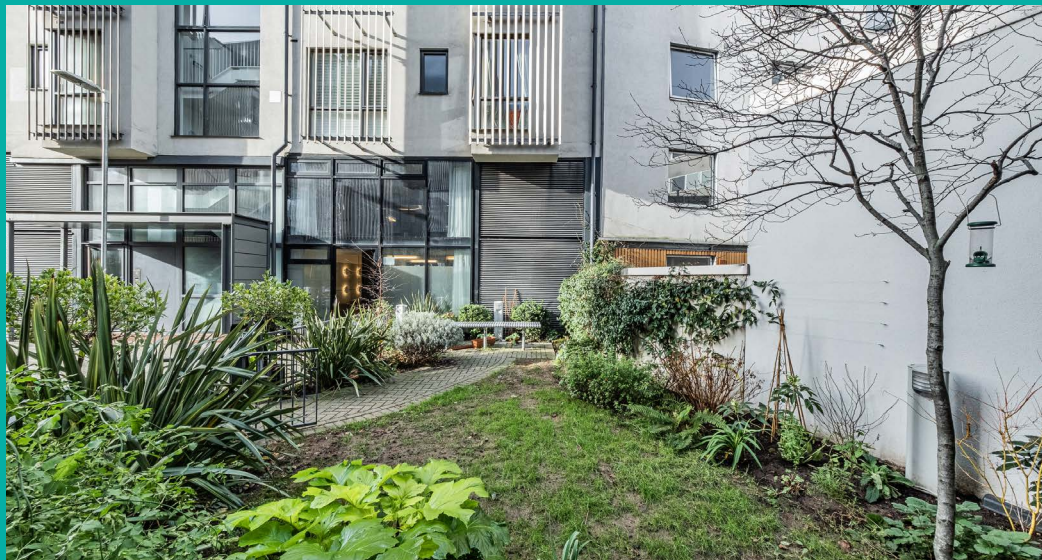
4 SELF CONTAINED OFFICES FOR SALE

THE YARD

EAST ROAD – OLD STREET

4 self contained office spaces available for sale within a modern mixed use development surrounding a central courtyard. This represents a unique opportunity for owner occupiers or investors to acquire long leasehold office units with excellent ceilings heights. The development is a 5 minute walk from Old Street station and has a host of local amenities in close proximity.





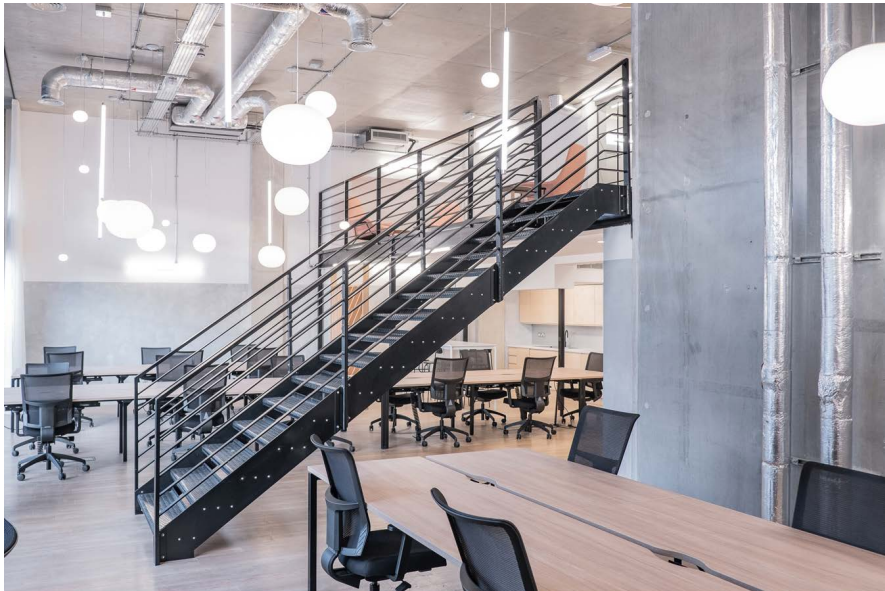
THE YARD



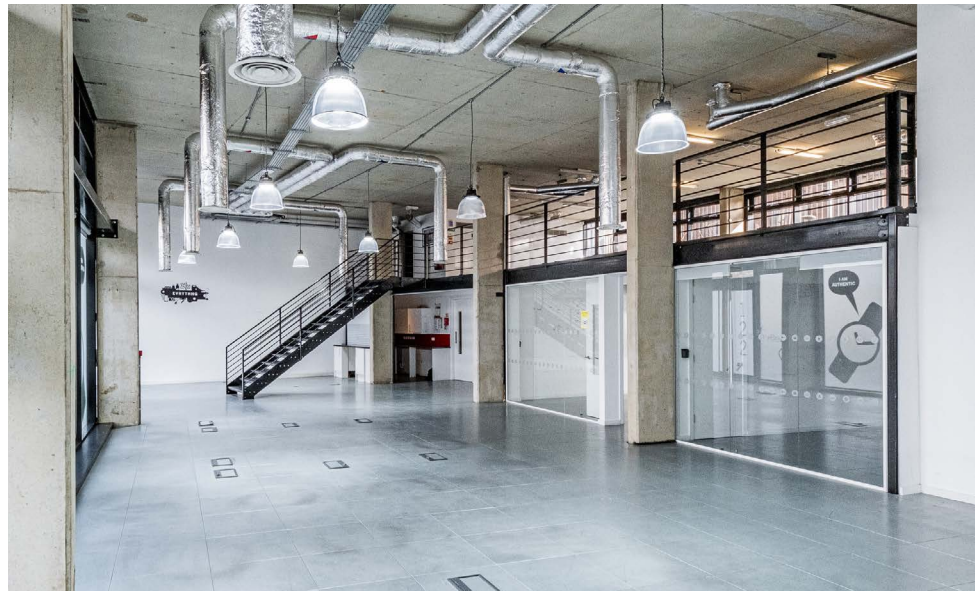
STUDIO 1 - 4,300 SQ FT



STUDIO 2 - 3,122 SQ FT



STUDIO 3 - 2,008 SQ FT



STUDIO 4 - 3,545 SQ FT

THE YARD — FEATURES

The development was completed in 2012 before the commercial units were sold off on long leaseholds. Since then they have been refurbished to a high standard and provide efficient and characterful office accommodation for a range of occupiers including media agencies and tech firms.



SELF CONTAINED



FULLY FITTED



FANTASTIC LOCATION



MEETING ROOMS



BICYCLE STORAGE



OFFICE SHOWERS



HEATING AND COMFORT COOLING



DEMISED WC'S



HIGH CEILINGS (4M+)

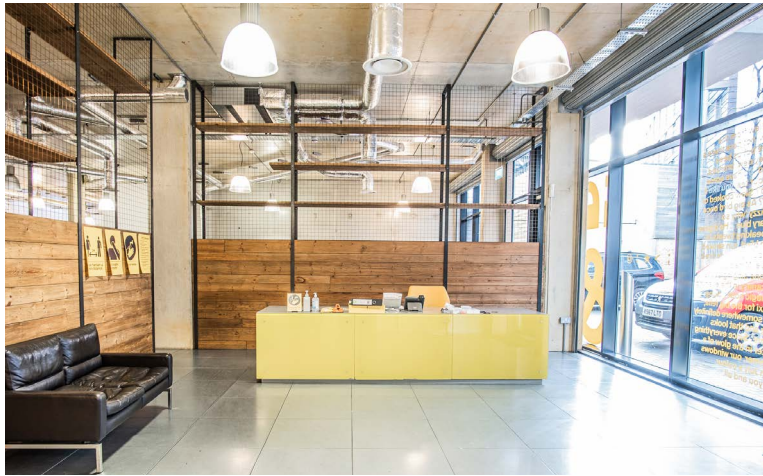


FITTED KITCHEN POINTS



GARDEN UNIT AVAILABLE

122 EAST ROAD, LONDON



4,300 SQ. FT.

FITTED MEETING ROOMS

CEILING HEIGHT OF OVER 3.5M

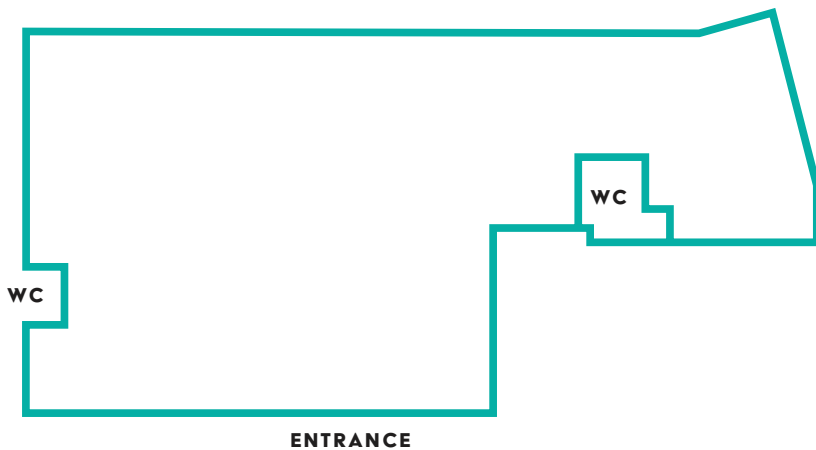
FITTED KITCHENETTE

FULLY ACCESSIBLE RAISED FLOOR



STUDIO 1

4,300
SQ FT



EXISTING TENANCY INFORMATION

Tenant: Automata Technologies Limited

Lease expiry in September 2025

Tenant-only break option
in September 2024

Passing rent of £45 per sq. ft.,
equating to £193,500 per annum



3,122 SQ. FT.

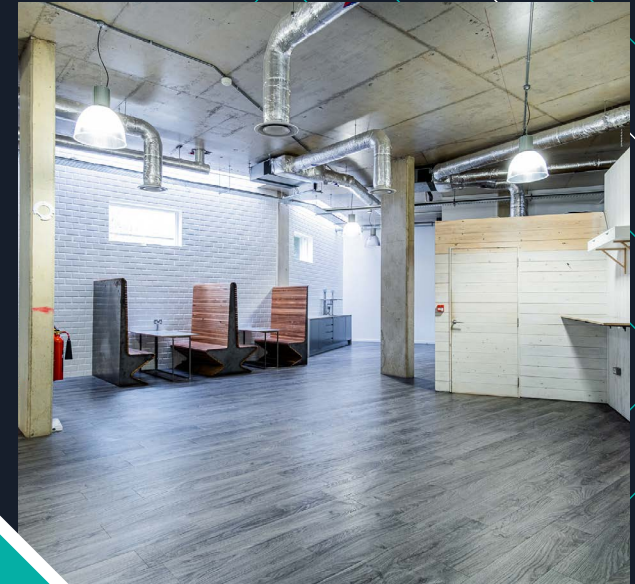
FITTED MEETING ROOMS
AND BREAK-OUT SPACE

PRIVATE TERRACE

CEILING HEIGHT OF OVER 3.5M

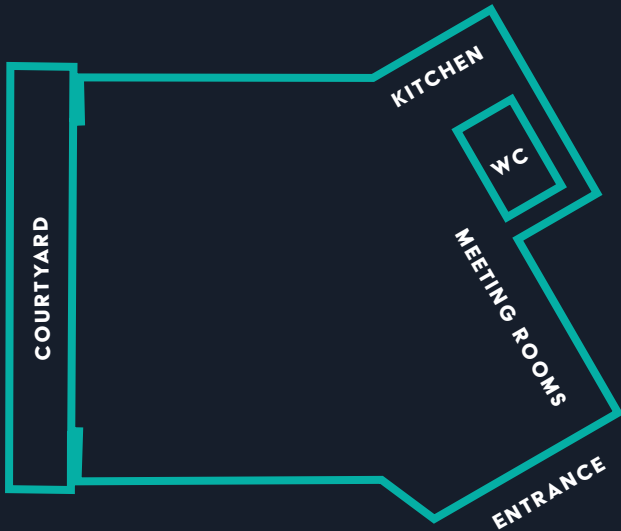
RAISED FLOOR

SHOWER FACILITIES



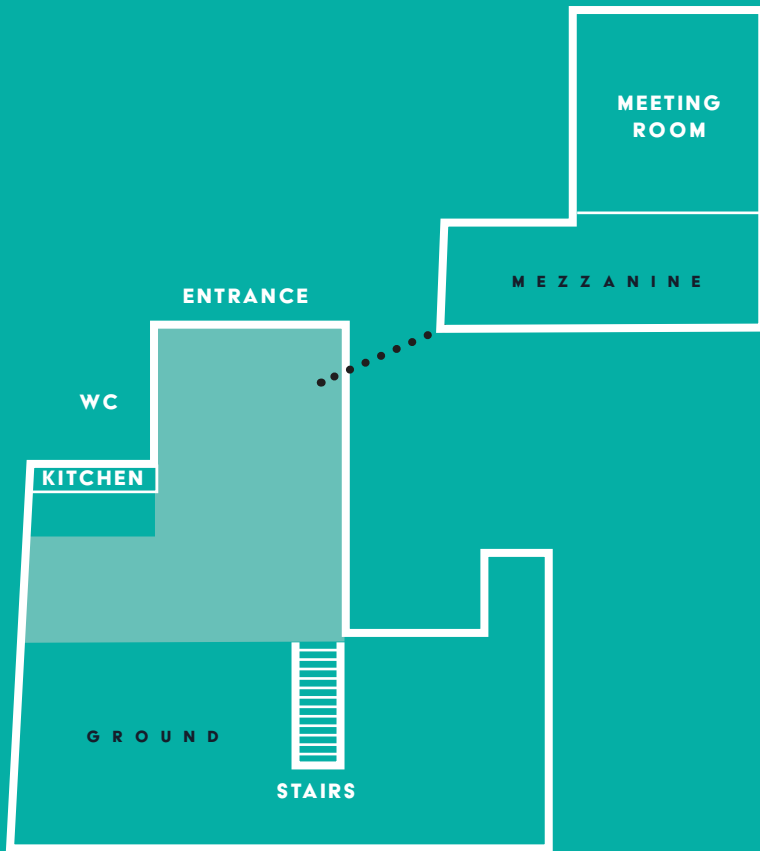
STUDIO 2

3,122
SQ FT



STUDIO 3

UNDER OFFER



2,008 SQ. FT.

FULLY FITTED, CAT A+

MEZZANINE FLOOR

SHOWER FACILITIES

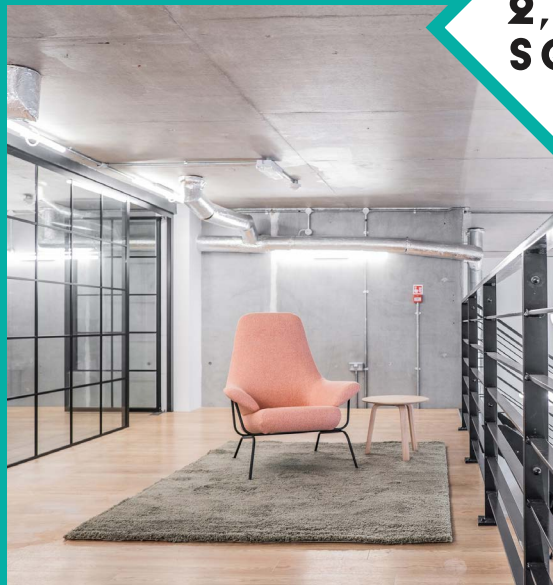
FITTED KITCHEN AND MEETING ROOM

LARGE FRONTAGE ONTO EAST ROAD

CEILING HEIGHT OF OVER 4.5M



2,008
SQ FT



STUDIO 4

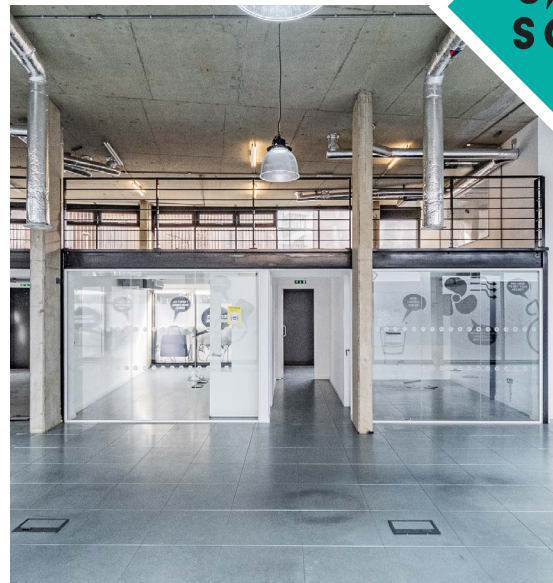
3,545 SQ. FT.

MEZZANINE FLOOR

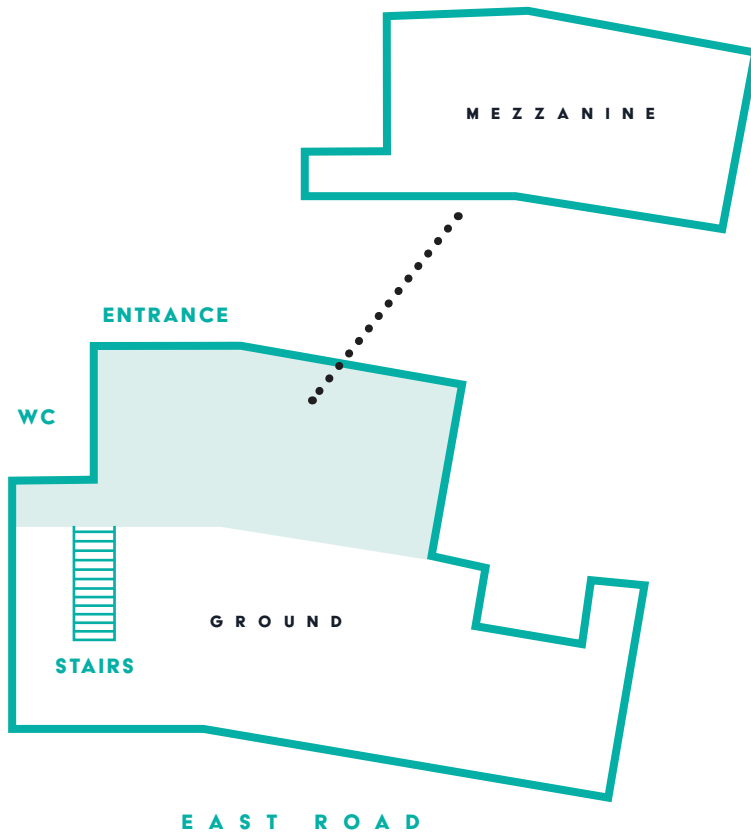
FITTED MEETING ROOMS

LARGE FRONTAGE ONTO EAST ROAD

CEILING HEIGHT OF OVER 4.5M



**3,545
SQ FT**



LOCAL AREA

The Yard is located on East Road, which is in close proximity to Old Street roundabout just a 5 minute walk to the south. This area has become a hub for media and tech occupiers. There are numerous bars, restaurants and coffee shops in the immediate vicinity.



OLD STREET



LOCATION



SHOREDITCH HIGH ST.



HOXTON SQUARE



WHITECROSS ST. MARKET


TAKE A BREATH

THE YARD

—
OLD STREET


OLD STREET
5 minutes



HOXTON STATION
7 minutes


SHEPERDESS WA

CITY ROAD

EAST ROAD

HABERDASHER ST

PITFIELD ST

ASKE
GARDENS

HOXTON
SQUARE

ES
E

THE YARD

OLD STREET

Studio	Price per sq. ft.	Price
Studio 1	£534.00	£2,295,000
Studio 2	£624.00	£1,950,000
Studio 3 - <i>Under Offer</i>	£595.00	£1,195,000
Studio 4	£550.00	£1,950,000

FURTHER INFORMATION

EPC

The property is rated C (66)

Planning

The property is located within the London Borough of Hackney

Tenure

999 year leasehold from 2013

Viewings

for further information please contact the sole letting agents:

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Misrepresentation Act

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