



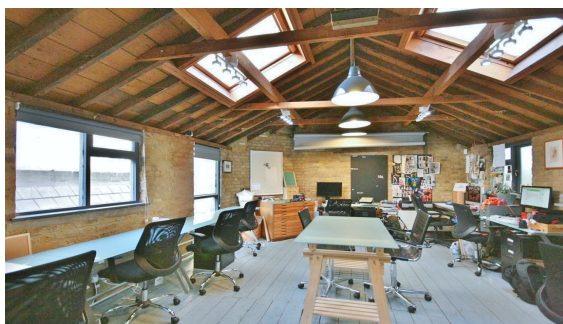
THE WORKPLACE CO. 

PRINTING HOUSE YARD, E2

15 Printing House Yard, London, E2 7PR

THE OFFICE

Located in the heart of Shoreditch, this stunning Victorian warehouse conversion is arranged over ground and first floors and provides a rare opportunity to acquire a self-contained accommodation in one of London's most vibrant areas.



AVAILABILITY

AVAILABILITY & FLOOR PLANS

A new lease is available direct from the Landlord.

SPECIFICATION

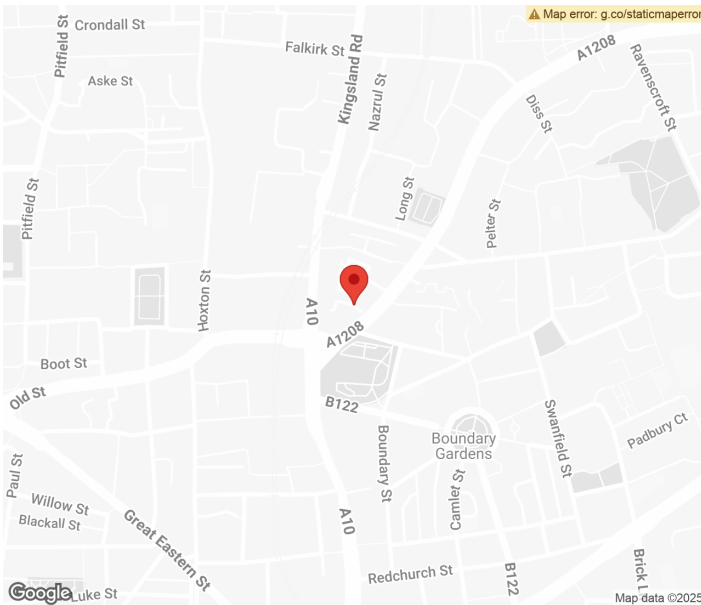
- Self-contained
- Wooden and resin floors
- Excellent floor to ceiling height
- Exposed brickwork
- Perimeter trunking
- Period features
- Furniture available upon request
- Fibre connectivity
- Demised WCs and shower
- 24 hour access
- Video entry phone
- CCTV and alarm
- Secure parking for bicycles, mopeds and cars
- 24 hour onsite security

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Ground	53.81	579	£49.50	TBC	£1.13	TBC	Available
1st	45.16	486	£49.50	TBC	£1.13	TBC	Available
Total	98.97	1,065	£49.50	TBC	£1.13	TBC	Available

LOCATION




Located in a tucked away mews, away from the hustle and bustle of Shoreditch, the building is surrounded by a vast array of restaurants, bars and shops.



COMMUNICATION

The accommodation benefits from good access to Old Street underground (Northern Line) and mainline station, Hoxton overground station as well as Liverpool Street underground (Central, Circle, Metropolitan and Hammersmith & City Lines) and mainline station. There are also many bus routes running along Hackney Road and Kingsland Road.

WALKING TIMES From the building

 Hoxton	6 Minutes
 Old Street	8 Minutes
 Liverpool Street	14 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT