



**AVAILABLE TO LET**

## 109 The Timberyard, Drysdale St, N1

Drysdale Street N1 6ND



Office for rent, 1,034 sq ft, £35.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/45083-109-the-timberyard-drysdale-st-n1-drysdale-street>

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## RENT REDUCTION - 1,034 sq ft second floor refurbished office/studio

A refurbished second floor office, forming part of an Award Winning Development fronting Drysdale Street which links Kingsland Road to the east, and Hoxton Street to the west. The unit is situated less than a five minute walk from Old Street roundabout providing access to Old Street Station, with also Liverpool Street and Moorgate stations under a ten minute walk away. The property is located within Shoreditch's vibrant mixed-use area, well served by many shops, amenities, eateries and bars.

The office is located on the second floor accessed via a common entrance off a gated courtyard. The open plan office benefits from excellent natural daylight from two elevations, coated concrete floor, a passenger lift, air cooling and heating units, kitchen, perimeter trunking, communal male and female WCs with a shower, and an antry phone. There is also an underground car parking space available subject to negotiations which is outside the Congestion Charing Zone.

### Highlights

- Excellent natural light from two elevations
- Coated concrete floor
- Passenger lift
- Air cooling and heating units
- LED panelled light fittings
- Communal male and female toilets with shower
- Entry phone
- Underground car park subject to negotiations

### Property details

Rent	£35.00 psf
Est. S/C	£3,092 per annum
Est. rates payable	£15,750 per annum
Rates detail	The business rates payable for the car parking bay 29 being £982.00 payable
Building type	Office
Size	1,034 Sq ft

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Second Floor	1,034	£35.00	£2.99	£15.23	£55,032.00	Available

### More information

[Visit microsite](#)

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### Contact us

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Quote reference: RENT-45083

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