



**RENT REDUCTION - NOW £42 PER SQ FT**

## 10E Printing House Yard, E2

10E Printing House Yard, London E2 7PR



Office for rent, 1,108 sq ft, £42.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/43163-10e-printing-house-yard-e2-10e-printing-house-yard>

Lucy Stephens  
lucys@stirlingackroyd.com

George Brereton  
georgeb@stirlingackroyd.com

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### 1,108 sq ft third floor office including a mezzanine floor within a period warehouse building - VR tour available on microsite

Printing House Yard is a fantastic cobbled estate, popular with creatives located in the centre of Shoreditch, surrounded by many shops restaurants and bars. Shoreditch High Street station is a short walk from the office and Old Street Station is under a 10 minute walk, giving easy access to the Northern Line and National Rail services. The development attracts a mix of occupiers including architects, fashion designers and creative agencies.

Unit 10e comprises an open plan studio with the added benefit of a mezzanine level which can be used as a meeting room, office area or breakout space. The unit has oodles of character with exposed brick walls, beautiful pitched timber roof with two large skylights, original crittal windows and a large loading door - flooding the space with natural light.

#### Highlights

- Open plan
- Exposed brickwork
- Set within attractive courtyard
- Excellent natural light
- Character features throughout
- A vibrant creative hub
- Timber pitched roof
- \*\* photo taken prior to previous tenant occupation - office now has timber flooring

#### Property details

Rent	£42.00 psf
Est. S/C	£3.50 psf
Est. rates payable	£11.32 psf
Rates detail	TBC
Building type	Office
Size	1,108 Sq ft
Lease details	Offered on a new full repairing and insuring lease for a term to be agreed

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Third Floor and Mezzanine	1,108	£42.00	£3.50	£11.28	£62,914.00	Available

#### More information

[Visit microsite](#)

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#### Contact us

Stirling Ackroyd

40 Great Eastern Street, London EC2A 3EP

[www.stirlingackroyd.com/commercial](http://www.stirlingackroyd.com/commercial)

0203 911 3666

[commercial@stirlingackroyd.com](mailto:commercial@stirlingackroyd.com)

[@Stirling\\_London](https://twitter.com/Stirling_London)

[facebook.com/StirlingAckroyd/](https://facebook.com/StirlingAckroyd/)

Lucy Stephens

Stirling Ackroyd

02039113667

[lucys@stirlingackroyd.com](mailto:lucys@stirlingackroyd.com)

George Brereton

Stirling Ackroyd

0203 911 3668

[georgeb@stirlingackroyd.com](mailto:georgeb@stirlingackroyd.com)

Samantha-Jo Roberts

Stirling Ackroyd

0203 911 3672

[samanthajor@stirlingackroyd.com](mailto:samanthajor@stirlingackroyd.com)

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