



AVAILABLE TO LET

# 115b Drysdale Street, N1

115b Drysdale Street, London N1 6ND



Office for rent, 1,808 sq ft, £42.50 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/26311-115b-drysdale-street-n1-115b-drysdale-street>

George Breton  
georgeb@stirlingackroyd.com

Samantha-Jo Roberts  
samanthajor@stirlingackroyd.com

# 115b Drysdale Street, N1

115b Drysdale Street, London N1 6ND

To request a viewing call us on 0203 911 3666



## 1,808 sq ft architecturally designed media-style office space located on Drysdale Street, Shoreditch

A ground floor 1,808 sq ft unit located on Drysdale Street, in a modern purpose built mixed use development just off Hoxton Street and Kingsland Road, therefore being the perfect location to take full advantage of the amenities that Shoreditch has to offer such as the bars and restaurants of Hoxton Square, and the retail at Boxpark and Brick Lane.

Transport links are very good with Shoreditch High Street and Hoxton overground stations being close by and Old Street and Liverpool Street stations a 10 and 15 minute walk respectively.

### Highlights

- Exposed concrete ceiling
- Raised flooring
- Cat 6 cabling
- High ceilings
- Security shutters
- Existing custom made desks for 24 persons
- Electronic Paxton door entry system
- 2x WCs, one being a disabled WC
- Fibre optic
- Designated storage

### Property details

Rent	£42.50 psf
Est. S/C	£3.20 psf
Est. rates payable	£14.27 psf
Building type	Office
Size	1,808 Sq ft

**Lease details** Offered on a new full repairing and insuring lease for a term to be negotiated.

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Ground Floor	1,808	£42.50	£3.20	£14.27	£108,425.76	Available

### More information

[Visit microsite](#)

<https://www.realla.co.uk/m/26311-115b-drysdale-street-n1-115b-drysdale-street>

### Contact us

Stirling Ackroyd  
40 Great Eastern Street, London EC2A 3EP  
www.stirlingackroyd.com/commercial  
0203 911 3666  
commercial@stirlingackroyd.com  
@Stirling\_London  
facebook.com/StirlingAckroyd/

George Brereton  
Stirling Ackroyd  
0203 911 3668  
georgeb@stirlingackroyd.com

Samantha-Jo Roberts  
Stirling Ackroyd  
0203 911 3672  
samanthajor@stirlingackroyd.com

Brett Sullings  
Stirling Ackroyd  
020 7549 0634  
bretts@stirlingackroyd.com

Lucy Stephens  
Stirling Ackroyd  
02039113667  
lucys@stirlingackroyd.com

14/07/2020 Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd (and their Joint Agents where applicable) make no representation or warranty, and accept no liability, for any inaccuracies, omissions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.