



44-46 New Inn Yard

Shoreditch, EC2A 3EY

**Media style offices
within a contemporary
warehouse style office
building in the heart of
Shoreditch**

1,607 to 8,895 sq ft
(149.30 to 826.37 sq m)

- Excellent natural light
- Roof terraces
- Good floor to ceiling height
- Raised flooring
- Air conditioning
- Lift access

44-46 New Inn Yard, Shoreditch, London, EC2A 3EY

Description

Contemporary office building on New Inn Yard, linking Shoreditch High Street to Curtain Road and Great Eastern Street. Just a few minutes walk from Shoreditch High Street and Liverpool Street stations, as well as being well served by a number of bus routes around the city.

Location

Located moments from Shoreditch High Street where there are a wide selection of shops, bars, restaurants and cafes in the area, including Dishoom, Boxpark Shoreditch and The Hoxton Hotel.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
Lower Ground	1,425	132.39	To let	Available
Ground	1,625	150.97	To let	Available
1st	2,130	197.88	To let	Available
2nd	2,108	195.84	To let	Available
3rd	1,607	149.30	To let	Available
Total	8,895	826.38		

Specification

VR tours of all floors available on the microsite

Multiple meeting rooms

Raised flooring

Air conditioning

Lift access

Private Roof Terraces

**Reduced rent of £39.50 per sq ft available for a limited period

Viewings

Viewings by appointment

Terms

Offered on a new full repairing and insuring lease for a term to be agreed.

Virtual Tour

<https://my.matterport.com/show/?m=PpXKFdYygjy>

<https://my.matterport.com/show/?m=i3JDeakjnH6>

<https://my.matterport.com/show/?m=vrLFWrYNxzu>



Summary

Available Size	1,607 to 8,895 sq ft
Rent	£39.50 - £48.50 per sq ft
Rates Payable	£20.23 per sq ft
Service Charge	£3.60 per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information



Brett Sullings
02039113666 | 07826 547 772
bretts@stirlingackroyd.com



Lucy Stephens
0203 911 3667 | 07789 843 729
lucys@stirlingackroyd.com





