



## Dotbox Studio

115b Drysdale Street, N1 6ND

**Architecturally designed  
media-style office  
space located on  
Drysdale Street,  
Shoreditch**

**1,808 sq ft  
(167.97 sq m)**

- Exposed concrete ceiling
- Raised flooring
- Cat 6 cabling
- High ceilings
- Security shutters
- Fibre optic

# Dotbox Studio, 115b Drysdale Street, London, N1 6ND

## Description

A self-contained ground floor architecturally designed office, benefitting from high ceilings, raised access floor, excellent natural light, meeting room, WC and shower and custom made desks for 24 persons.

## Location

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 underground stations being close by and Old Street and Liverpool Street stations a 10 and 15 minute walk respectively.

## Specification

- 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

## Viewings

Strictly via Stirling Ackroyd

## Terms

New full repairing and insuring lease for a term to be agreed directly with the Landlord



## Summary

|                |                  |
|----------------|------------------|
| Available Size | 1,808 sq ft      |
| Rent           | £37.50 per sq ft |
| Rates Payable  | £15.29 per annum |
| Service Charge | £3.20 per sq ft  |
| EPC Rating     | Upon Enquiry     |

## Viewing & Further Information



Samantha-Jo Roberts  
020 3967 0094  
samanthajor@stirlingackroyd.com



Lucy Stephens  
020 3967 0094  
lucys@stirlingackroyd.com