



6 Printing House Yard

Hackney Road, E2 7PR

GROUND FLOOR STUDIO WITH PRIVATE GARDEN

830 sq ft
(77.11 sq m)

- Popular business complex
- Exposed timber ceiling joists
- Timber flooring
- Private garden
- Soundproofed vocal booth
- Two partitioned edit suites

6 Printing House Yard, Hackney Road, London, E2 7PR

Description

Comprising a beautiful ground floor studio in the popular Printing House Yard and Perseverance Works complex. The unit has an abundance of character features including large art deco style glazed frontage, black framed crital windows, exposed brickwork and timbers. Being mainly open plan workspace with two edit suites and a full soundproofed vocal booth, making it a perfect option for media and creative agencies

The studio also benefits from a private courtyard garden.

Location

Printing House Yard is located north of Hackney Road and south of Kingsland Road with Liverpool Street and Old Street stations within easy walking distance. Forming part of the Perseverance Works complex which is a private gated business complex that benefits from 24/7 security, on site coffee shop and is instantly recognisable as one of the most famous Shoreditch filming locations.

The area is well served with numerous bus routes and close to local restaurants, bars and cafe's.

Specification

- High Ceilings
- Timber flooring
- Exposed brickwork
- Warehouse style studio
- Soundproofed vocal booth

Viewings

Strictly by sole agents Stirling Ackroyd

Terms

A new lease direct from the owner

Virtual Tour

<https://view.ricohtours.com/a670e93b-2fc0-4125-9295-0e53133550bc?type=compact>



Summary

Available Size	830 sq ft
Rent	£37,350 per annum
Rates Payable	£11,025 per annum
Service Charge	£3,500 per annum
EPC Rating	E

Viewing & Further Information



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