



**STIRLING
ACKROYD**

TO LET / FOR SALE

**107 Drysdale Street,
London, N1 6ND**

1,234 sq ft

**Ground floor office set
within an attractive
office complex.**



VIDEO TOUR

stirlingackroyd.com



Description

Stirling Ackroyd proudly present 107 Drysdale street to the market. A studio style office situated on the ground floor of this modern style development, moments away from Hoxton Square. The space benefits from high ceilings, a fully integrated kitchen, and space for multiple work stations. Toilets and showers are available in the common parts of the building, as well as secure bike storage.

The studio is perfectly suited to creative occupiers with its distinctive, quirky character, while also offering the flexibility to be reimagined into a sleek, corporate-style workspace if desired. The development does have a private courtyard and underground parking which lease holders may be willing to rent out, subject to availability.

Key points

- Ground Floor
- Secured Roller Shutters
- Private Courtyard
- Bike Storage
- Creative style office
- Fully fitted Kitchen



Location

Timber Yard is a modern, purpose built mixed use development in close proximity to Hoxton Square and Kingsland Road making it the perfect location to take full advantage of the amenities Shoreditch has to offer. Including the bars and restaurants of Hoxton, and the retail at Boxpark and Redchurch Street.

Timber Yard is located on Drysdale Street, close to its junction with Hoxton Street. Shoreditch High Street, Old Street and Liverpool Street Stations are all within walking distance as well as numerous bus routes.

Transport Links



Hoxton 0.3 Miles



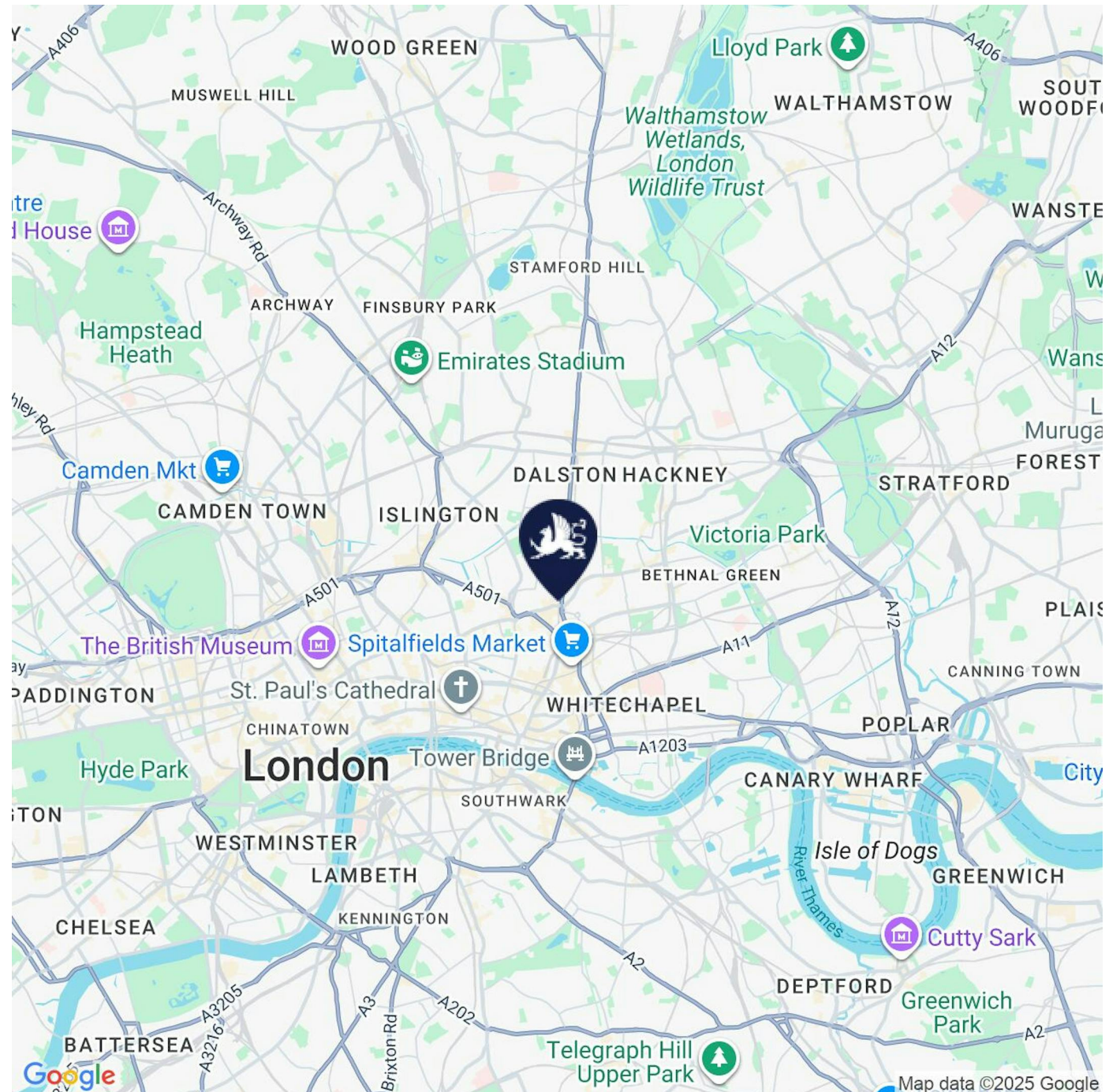
Shoreditch High Street 0.3 Miles



Old Street 0.4 Miles



Liverpool Street 0.7 Miles





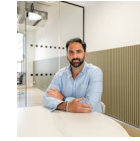
Accommodation

Name	sq ft	sq m	Availability
Ground	1,234	114.64	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft
Price	£600,000
Rates	On application
Service Charge	£6.06 per sq ft £1869.82 total per quarter
VAT	Applicable
EPC	D (78)

Viewing & Further Information



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