

Please note this is an old photo for illustrative purposes only



TO LET

**Unit 6, 36-42 New Inn
Yard, London, EC2A 3EY**

1,435 sq ft

Bright and Spacious
Office/Studio in the
Heart of Shoreditch



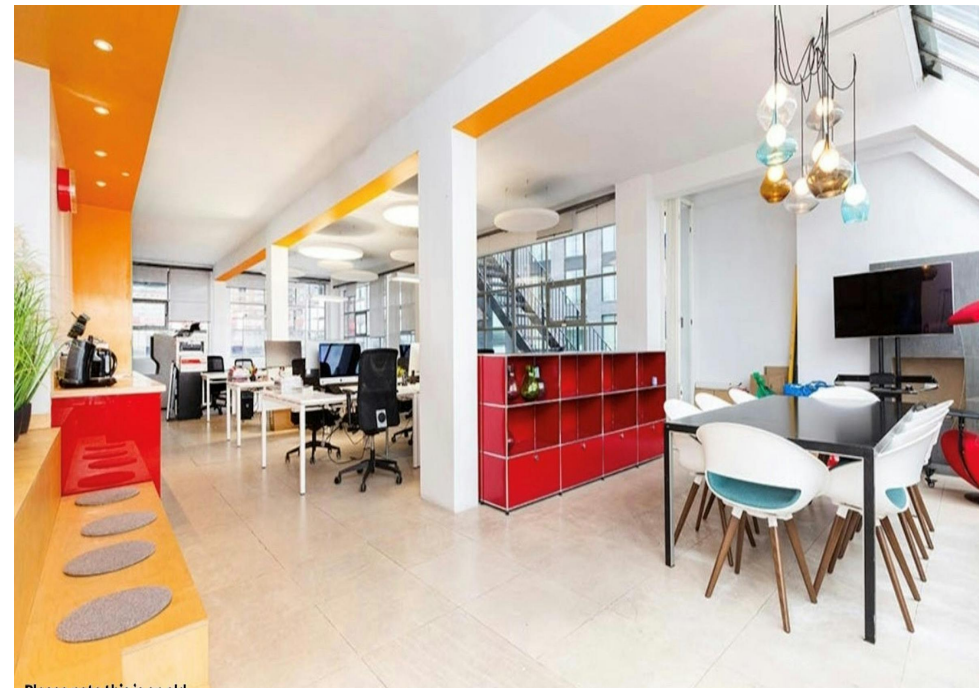
Description

A top-floor unit offering 1,435 sq ft of open-plan workspace in the heart of Shoreditch. The flexible layout easily accommodates desks, meeting areas, or creative workstations. The office also benefits from direct access to a communal roof terrace, providing an ideal space for breaks, informal meetings, or enjoying the surrounding views.

The unit features large perimeter windows that flood the space with natural light, complemented by high ceilings that enhance the sense of openness and airiness throughout. Its top-floor position ensures privacy, quiet, and a more premium feel, making it particularly suited to creative or professional occupiers seeking a light-filled, versatile workspace in a central location.

Key points

- Communal Roof Terrace
- Versatile Open-Plan layout
- Top Floor Unit - 1,435 sq ft
- Modern LED spot lighting
- Excellent Natural Light
- Moments away from Shoreditch High Street Station







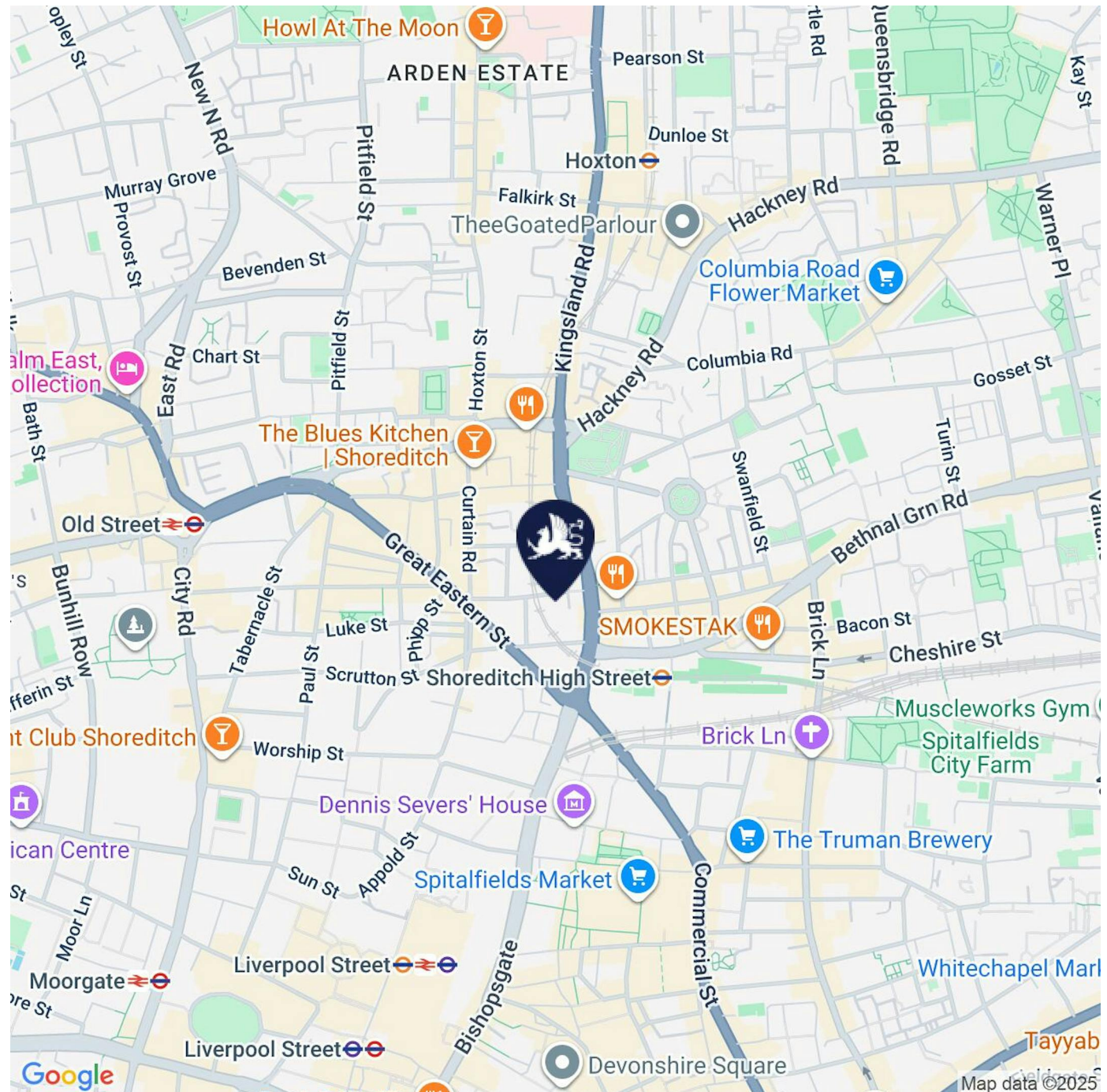
Location

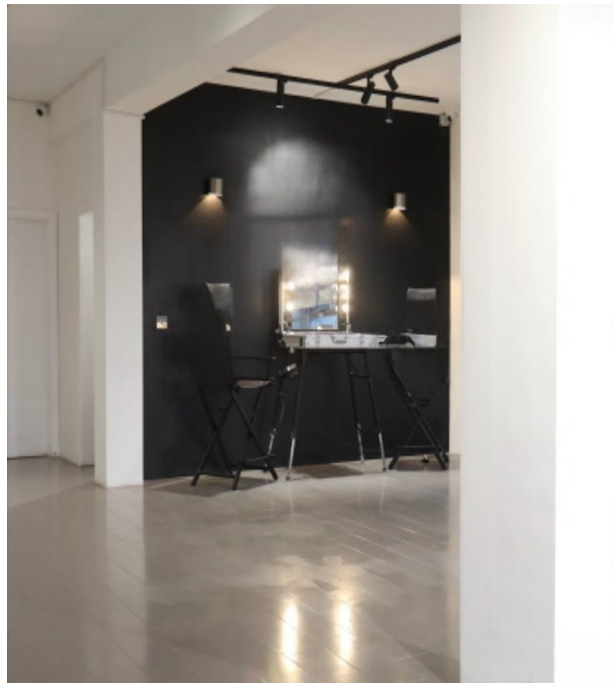
Situated on New Inn Yard which is a newly part pedestrianised street linking Curtain Road to Shoreditch High Street, a prime position, and opposite Protein Studios, Frame and Oat coffee shop.

Transport links are excellent with Shoreditch High Street being a few minutes walk away. The property is also within easy walking distance of Old Street and Liverpool Street Stations.

Transport Links

-  Shoreditch High Street 0.1 Miles
-  Old Street 0.4 Miles
-  Hoxton 0.5 Miles
-  Liverpool Street 0.5 Miles





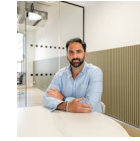
Accommodation

Name	sq ft	sq m	Availability
3rd	1,435	133.32	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£40 per sq ft
Rates	£8,646 per annum based on 2025-2026
Service Charge	Service Charge: £670-690 Each Quarter
VAT	Not applicable
EPC	D (88)

Viewing & Further Information



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