

**Alexander
Reece
Thomson**

**CREATIVE OFFICE TO LET
APPROX. 2,184 Sq. Ft. NIA.**



**Studio D
Gainsborough Studios
Poole Street
N1 5EB**

LOCATION

Formally Alfred Hitchcock's studios, Gainsborough Studios is a mixed-use development of over 250 apartments and various commercial tenants. The development is located on the Regents Canal and benefits from a convenience store, a café and terms agreed for a letting to Anytime Fitness for a gym (subject to planning permission). The development also benefits from being situated across from Shoreditch Park. Public transport is provided by Essex Road (National Rail), Haggerston, Hoxton and Shoreditch High Street (Overground) stations and Nearby national railway station, Essex Road, and London Underground stations Haggerston and Hoxton are approximately 0.5 miles away. Good bus services also run in to the City and West End.

DESCRIPTION

This ground floor office space also features two mezzanine levels to offer flexible working space. The property is finished to a modern standard throughout with high ceilings and a communal courtyard to the front.

AMENITIES

WC's, Kitchen and Eating Area, Security System, Bespoke Arrangement of Meeting Rooms, Communal Courtyard, Parking Available on request at £175 per space.

LEASE

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside of the 1954 Act

RENT

The entire Ground and Mezzanine Levels are available by way of a new lease direct with the landlord for a term to be agreed at a rent of £65,520 per annum exclusive.

SERVICE CHARGE

£6,996 Per Annum

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

Grade D (78) – full EPC available on request

BUSINESS RATES

£23,712 for 2019/20

POSSESSION

Upon completion of legal formalities.

VIEWING

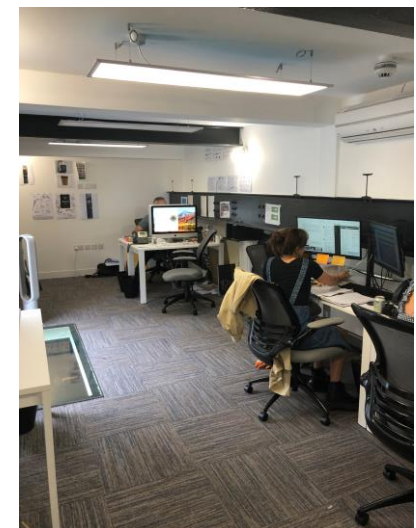
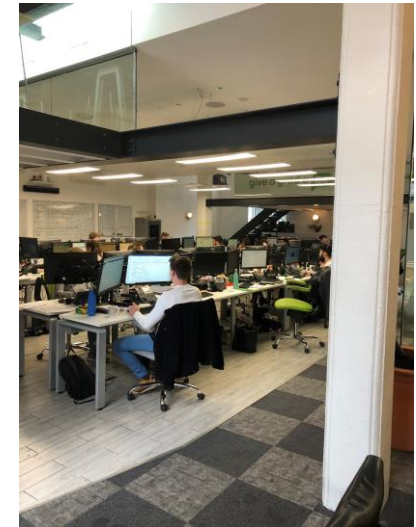
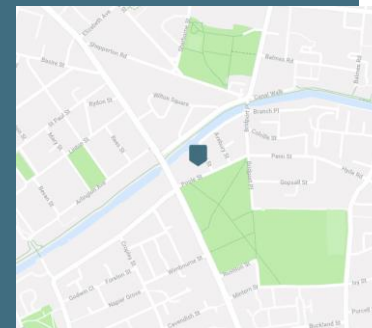
Please contact the letting, agents:

ART Surveyors:

Seb Norman
sebnorman@artsurveyors.co.uk
0207 034 3395

Charlie Clibbens
charlieclibbens@artsurveyors.co.uk
0207 034 3381

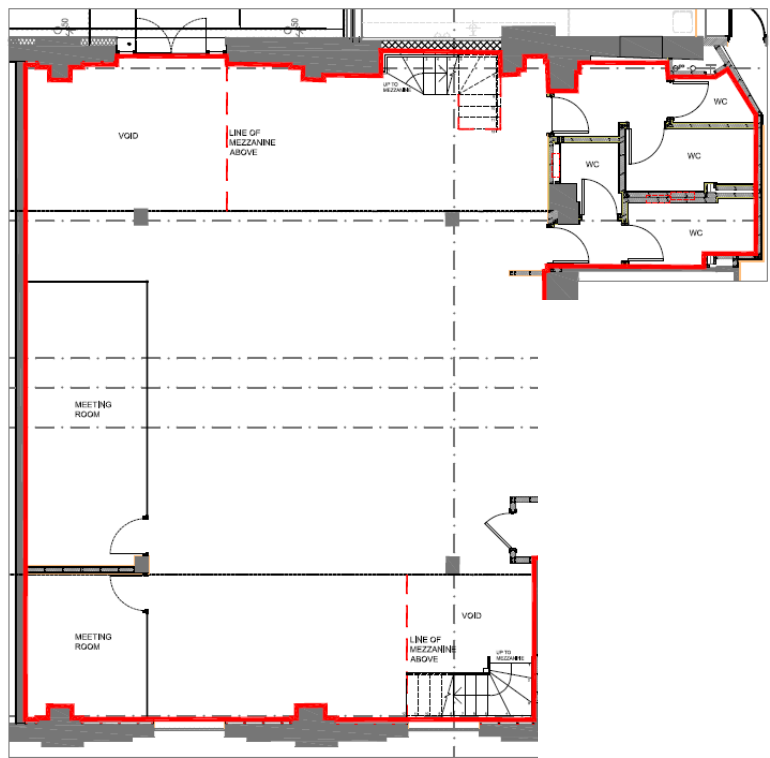
Oliver Hayes
oliverhayes@artsurveyors.co.uk
0207 034 3390



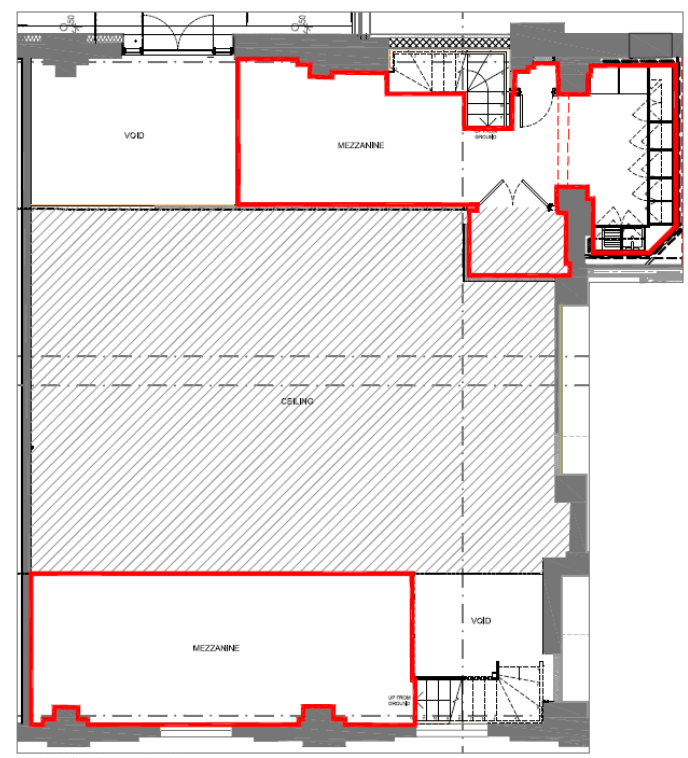
| Floor | SQ M | SQ FT |
|-------------------|------------|--------------|
| GF | 154 | 1,656 |
| Mezzanine Office | 24 | 254 |
| Mezzanine Kitchen | 26 | 284 |
| TOTAL | 204 | 2,194 |

- A** 0-25
- B** 26-50
- C** 51-75
- D** 76-100
- E** 101-125
- F** 126-150
- G** Over 150

78 This is how energy efficient the building is.



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

* Plans not to scale