FOR SALE

10E Printing House Yard, E2

10E Printing House Yard, London E2 7PR

Office for sale, 1,108 sq ft, £1,000,000

To request a viewing call us on 0203 911 3666
For more information visit https://www.realla.co.uk/m/48419-10e-printing-house-yard-e2-10e-printing-house-yard

Lucy Stephens
lucys@stirlingackroyd.com
George Brereton
georgeb@stirlingackroyd.com
1,108 sq ft third floor office including a mezzanine floor within a period warehouse building - VR tour available on microsite

Printing House Yard is a fantastic cobbled estate, popular with creatives located in the centre of Shoreditch, surrounded by many shops restaurants and bars. Shoreditch High Street station is a short walk from the office and Old Street Station is under a 10 minute walk, giving easy access to the Northern Line and National Rail services. The development attracts a mix of occupiers including architects, fashion designers and creative agencies.

Unit 10e comprises an open plan studio with the added benefit of a mezzanine level which can be used as a meeting room, office area or breakout space. The unit has oodles of character with exposed brick walls, beautiful pitched timber roof with two large skylights, original crittal windows and a large loading door - flooding the space with natural light.

**Highlights**
- Open plan
- Exposed brickwork
- Set within attractive courtyard
- Excellent natural light
- Character features throughout
- A vibrant creative hub
- Timber pitched roof
- **photo taken prior to previous tenant occupation - office now has timber flooring**

**Property details**

<table>
<thead>
<tr>
<th>Price</th>
<th>£1,000,000</th>
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<tbody>
<tr>
<td>Building type</td>
<td>Office</td>
</tr>
<tr>
<td>Est. S/C</td>
<td>£3.50 psf</td>
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<tr>
<td>Est. rates payable</td>
<td>£11.32 psf</td>
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<tr>
<td>Rates detail</td>
<td>TBC</td>
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<tr>
<td>Size</td>
<td>1,108 Sq ft</td>
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<table>
<thead>
<tr>
<th>Floor</th>
<th>Size sq ft</th>
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<tr>
<td>Third Floor and Mezzanine</td>
<td>1,108</td>
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More information

Visit microsite
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Contact us
Stirling Ackroyd
40 Great Eastern Street, London EC2A 3EP
www.stirlingackroyd.com/commercial
0203 911 3666
commercial@stirlingackroyd.com
@Stirling_London
facebook.com/StirlingAckroyd/

Lucy Stephens
Stirling Ackroyd
02039113667
lucys@stirlingackroyd.com

George Brereton
Stirling Ackroyd
0203 911 3672
georgeb@stirlingackroyd.com

Samantha-Jo Roberts
Stirling Ackroyd
0203 911 3672
samanthajor@stirlingackroyd.com

Quote reference: RENT-43163

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