



36-42 New Inn Yard

EC2A 3EY

**Rare Live/ Work
Penthouse with private
roof terrace in the heart
of Shoreditch**

**1,470 sq ft
(136.57 sq m)**

- Private Roof Terrace
- Open plan
- Excellent natural light
- Excellent ceiling heights
- Skylight at the front
- Kitchen, WC and shower facilities

36-42 New Inn Yard, London, EC2A 3EY

Description

This unique property offers planning use for both live/work purposes allowing for both residential and commercial use. The property is situated on the third floor benefitting from three elevations of windows and a skylight at the front, allowing for natural light throughout. The private roof terrace provides an additional 1,400sq ft of space – perfect for outdoor events and a range of other uses.

Location

The property is located on the south side of New Inn Yard, moments away from Shoreditch High Street, Curtain Road and Great Eastern Street – the tech hub of the city. The property has excellent transport links with Shoreditch Overground Station only a 4 minute walk away, with Old Street and Liverpool Street stations both walkable within 10 minutes.

Accommodation

The accommodation comprises of the following

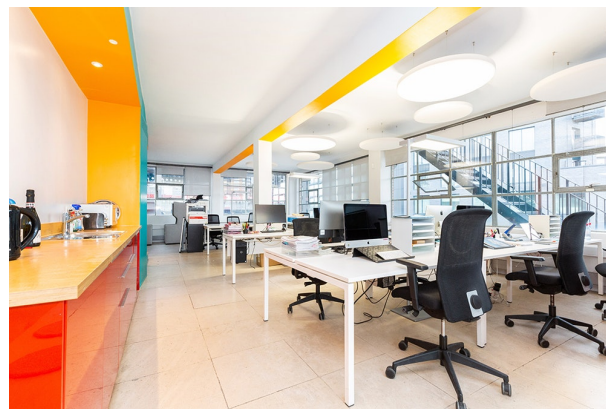
Name	Sq ft	Sq m	Availability
3rd	1,470	136.57	Available
Total	1,470	136.57	

Specification

- Private roof terrace
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Viewings

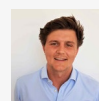
Strictly via Stirling Ackroyd or joint agents Strettons



Summary

Available Size	1,470 sq ft
Rent	£42.50 per sq ft
Rates Payable	£6.34 per sq ft
Service Charge	£1.31 per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information



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