

AVAILABLE TO LET

EDUCATION PREMISES (D1)

53-55 East Road, London, UK N1 6AH



4,069 to 12,657 SQ FT - RENT UPON APPLICATION

To request a viewing call us on 020 7891 2345 For more information visit https://realla.co/m/37911-53-55-east-road-london-n1-53-55-east-road

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Former Victorian Print Warehouse in Shoreditch Offering Educational Space with D1 Use Class

The property comprises an imposing red brick facade fronting East Road, with an existing vehicular entrance which leads into an attractive shared courtyard for access to a goods lift, parking and bicycle parking.

The D1 use class commercial space is arranged over the three upper floors, first, second and third floors. The building has a stair core at either end of the building and goods lift to the rear.

The building dates to circa 1890 and benefits from high ceilings, good natural daylight throughout and period features such as cast-iron columns, timber floorboards, etc.

The building currently has D1 use class on the first to third floors.

Highlights

- Former Victorian Print Warehouse
- Located in the fasionable and sought after location of Shoreditch
- Benefiting from excellent connectivity and transport options
- Efficient floor plates with excellent natural light

Property details

Rent	P.O.A	
Est. S/C	£9.50 psf	
Est. rates payable	£14.00 psf	
Planning class	D1	
Lease details	New lease from the Landlord for a term by arrangement	
EPC certificate	Available on request	

Floor	Size sq ft	Planning usage	Status
Third	4,260	D1	Available
Second	4,328	D1	Available
First	4,069	D1	Available
Total	12,657		

^{*} All sizes NIA

More information

Visit microsite

https://realla.co/m/37911-53-55-east-road-london-n1-53-55-east-

Contact us

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Quote reference: 54232

By appointment only, via sole agents, Dron &

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