

DIGBY YARDS

HOMERTON

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INTRODUCTION

DIGBY YARDS IS A NEW IDEA FOR CREATIVE OFFICE SPACE. CONNECTED ENOUGH TO COLLABORATE. DISCONNECTED ENOUGH TO INNOVATE. DIGBY YARDS IS OFFICE SPACE WITH AMBITION. LOOKING OUT ONTO A CURATED COURTYARD SOCIAL AREA.

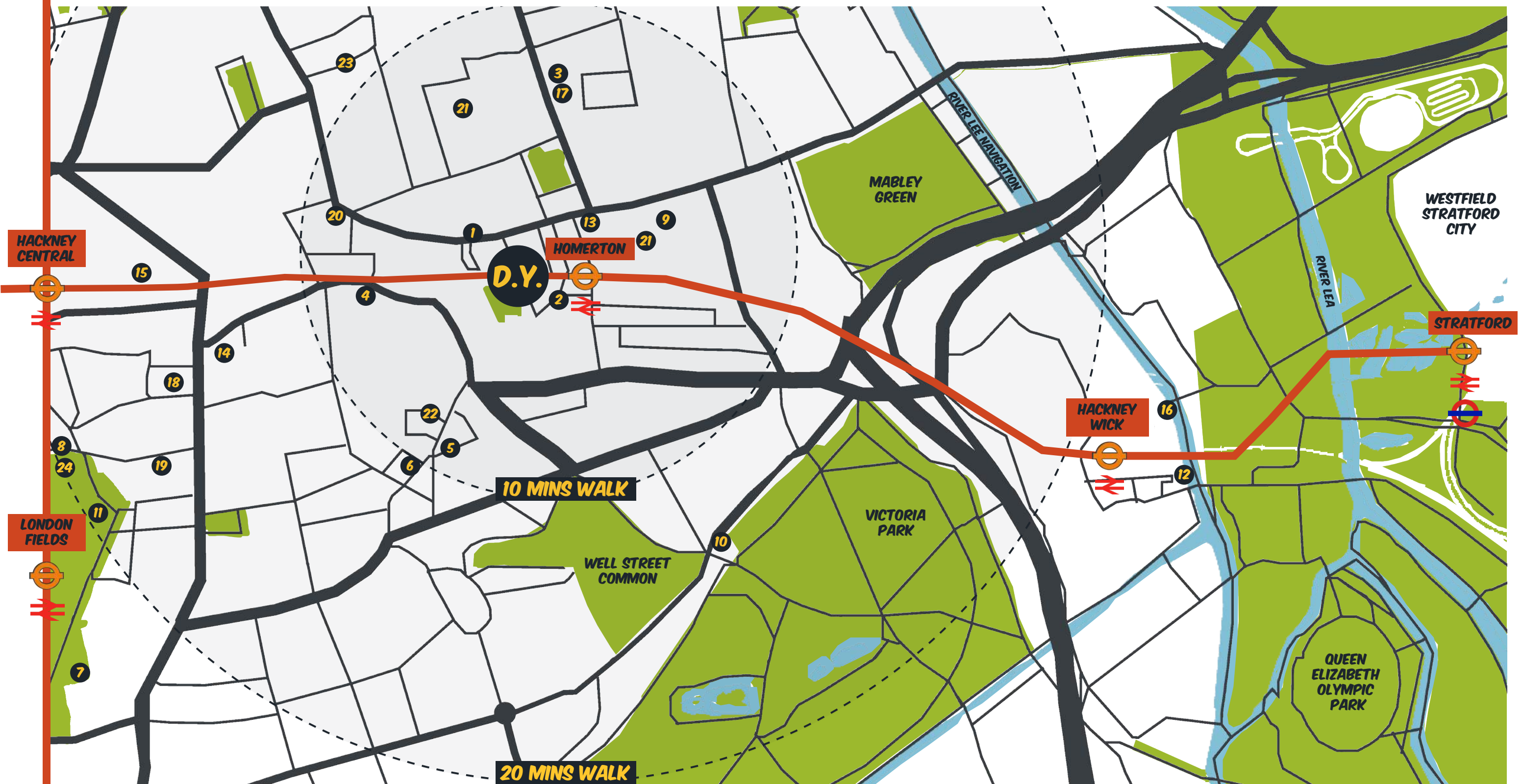
A 2 MINUTE WALK FROM HOMERTON STATION, DIGBY YARDS IS CONNECTED. IT IS SERVED BY THE LONDON OVERGROUND; THE ORANGE LINE. KING'S CROSS AND OXFORD CIRCUS ARE REACHABLE IN 20 MINUTES. ENJOY THE SPIRIT AND FREEDOM OF HOMERTON BUT WITH THE INSTANT OPTION OF THE CITY, ITS CLIENTS AND ITS INVESTORS.

HOMERTON ISN'T JUST ABOUT TRANSPORT LINKS. FUN FACT: A BALANCED LIFESTYLE INCREASES EMPLOYEE PRODUCTIVITY. WORKERS AT DIGBY YARDS CAN HAVE MEETINGS AND COFFEE AT HATCH. AFTER WORK DRINKS AT THE SPREAD EAGLE. TEAM DINNERS AT GOPPA PIZZA. CATCH SOME COMEDY AT HACKNEY EMPIRE. CORPORATE ENTERTAINMENT HAS NEVER BEEN SO CREATIVE.

DIGBY YARDS PROVIDES UP TO 8000 SQ FT OFFICE STUDIOS FOR OPEN PLAN WORK. HIGH CEILINGS PROVIDE SPACE FOR THOUGHT. NEWLY INSTALLED AIR CONDITIONING MAKES FOR A COOL FOCUS. BRAINSTORMING SESSIONS CAN TAKE PLACE ON THE YARD'S LINEAR BENCH; SURROUNDED BY PLANTS, DESIGNED AS A BASE FOR NEW IDEAS. THAT'S WHY IT IS MADE FROM RECLAIMED SCAFFOLD WOOD.

DIGBY ROAD IS AN OPPORTUNITY FOR AN INNOVATIVE BUSINESS TO COMPOUND UPON AN INNOVATIVE OFFICE. GREAT IDEAS GROW BETTER TOGETHER. JUST CHECK OUT THE PLANTS IN OUR YARD!





LOCATION

FOOD

- 1. GOPPA PIZZA
- 2. HATCH
- 3. EAT 17
- 4. LEGS

DRINK

- 5. WELL STREET PIZZA
- 6. WELL STREET KITCHEN
- 7. WRINGER & MANGLE
- 8. LARDO
- 9. THE SPREAD EAGLE
- 10. PEOPLE'S PARK TAVERN
- 11. PUB ON THE PARK
- 12. CRATE BREWERY

MUSIC

- 13. GUNFACTORY STUDIOS
- 14. MOTH CLUB
- 15. OSLO HACKNEY
- 16. NUMBER 90

CULTURE

- 17. CASTLE CINEMA
- 18. HACKNEY EMPIRE
- 19. HACKNEY MUSUEM
- 20. NATIONAL TRUST HOUSE

HEALTH

- 21. HOMERTON HOSPITAL
- 22. THE REFINERY
- 23. SUPPLY YOGA
- 24. FIELDWORKS GYM

-  KING'S CROSS (15 MINS)
-  OXFORD CIRCUS (20 MINS)
-  OLD STREET (20 MINS)

NEIGHBOURHOOD



THE REFINERY



LARDO



HACKNEY EMPIRE



MOTH CLUB



CRATE



EAT 17



HATCH



PEOPLE'S PARK TAVERN

ONSITE AMENITIES



BIKE PARKING



LANDSCAPED GARDEN



SPEEDY WIFI



**PLENTY OF
NATURAL LIGHT**



GATED & SECURE



TRANSPORT



**POLISHED CONCRETE
FLOOR**



LOFTY CEILINGS



AIR CONDITIONING



**MULTIPLE ACCESS
POINTS**

PHOTOS



FLOORPLAN





FURTHER INFO

TERMS

UNITS WILL BE HANDED OVER REFURBISHED TO A CREATIVE SPECIFICATION. INCLUDING AIR CONDITIONING, WC'S AND COMMUNAL AREAS.

QUOTING RENT: £22.50 PSF
ESTIMATED RATES PAYABLE: £6 PSF
ESTIMATED SERVICE CHARGE: £2 PSF

CONTACT

LEASED BY

CURRELL	COLLIERS
BEVERLY HEDGE	OLIVER JAY
T: 020 7354 5050	T: 020 7871 7427
E: B.HEDGE@CURRELL.COM	E: OLIVER.JAY@COLLIERS.COM

DEVELOPED BY GENERAL PROJECTS

ADDRESS

DIGBY YARDS, DIGBY ROAD, E9 6HX

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