



**STIRLING  
ACKROYD**

**FOR SALE**

**Unit B North  
Gainsborough Studios, 1  
Poole Street, London, N1  
5EB**

2,508 sq ft

Ground floor self-  
contained office with  
canalside views and  
Shoreditch park on the  
doorstep For Sale!



**VIDEO TOUR**

**stirlingackroyd.com**



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## Description

Gainsborough Studios, situated opposite Shoreditch Park, offers a self-contained ground floor office space, which had just had a comprehensive refurbishment and is now fully furnished. The unit benefits from modern LED strip lighting, a self contained kitchen, fully glazed meeting room and engineered timber floors, as well as full height windows on either side allowing natural light to flood the space, one side also looking onto Regents Canal. Gainsborough Studios has built a creative space further offering a communal courtyard for tenants to enjoy.

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## Key points

- Total internal space - 2,508 square feet
- Newly refurbished and fitted
- Excellent natural light
- Fully glazed meeting room
- Canal facing
- Communal courtyard
- Close proximity to Shoreditch Park
- Self contained kitchen area



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## Location

The surrounding area offers a selection of restaurants, pubs, cafes and health/fitness facilities. The location is perfect to enjoy Shoreditch Park with it being right across the road from Gainsborough Studios. Old Street underground Station is also in close proximity being less than a ten minute walk and there is a variety of bus routes in and out of the City.

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## Transport Links



Essex Road 0.5 Miles



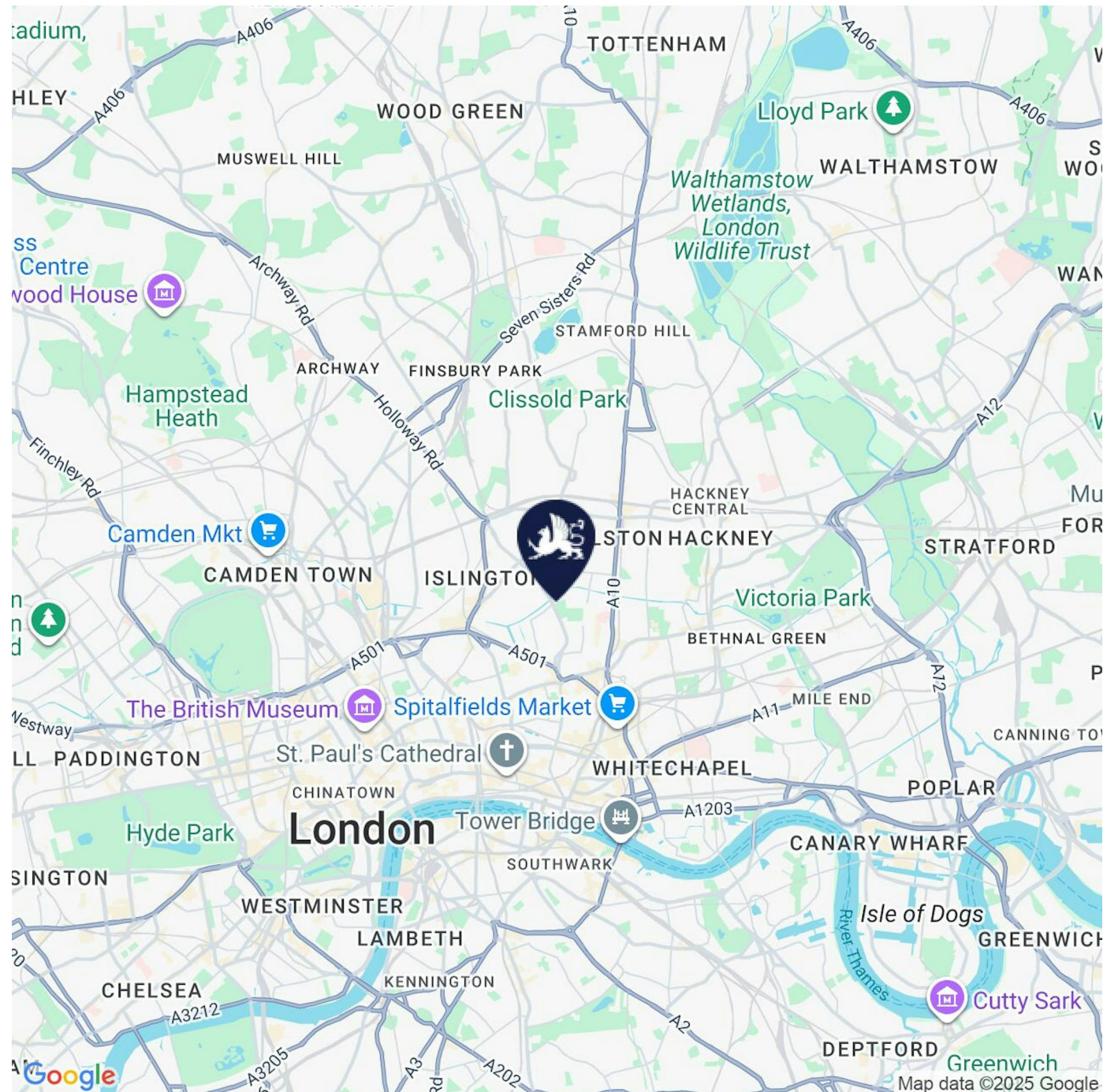
Haggerston 0.6 Miles



Hoxton 0.6 Miles



Old Street 0.7 Miles





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## Accommodation

| Name   | sq ft | sq m | Availability |
|--------|-------|------|--------------|
| Ground | 2,508 | 233  | Available    |

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## Rents, Rates & Charges

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|----------------|------------------------|
| Price          | £1,000,000             |
| Rates          | £18 per sq ft (Approx) |
| Service Charge | £11,443.50 per annum   |
| VAT            | Applicable             |
| EPC            | B (37)                 |

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## Viewing & Further Information



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