



**STIRLING
ACKROYD**

TO LET

**Unit 2 10 Boundary
Street, London, E2 7JE**

1,300 sq ft

Ground floor office at 10
Boundary Street with
excellent natural light,
set in the heart of
Shoreditch's vibrant and
creative district.



VIDEO TOUR

stirlingackroyd.com



Description

Unit 2, 10 Boundary Street presents a well-designed ground floor office that blends functionality with a creative edge. The space benefits from excellent natural light throughout, creating an inspiring and productive working environment. It features a separate meeting room, a convenient tea point kitchenette, and demised WCs, offering a fully self-contained setup ideal for modern occupiers. With its stylish character and Shoreditch location, the property is perfectly suited to creative and forward-thinking businesses seeking a vibrant workspace.

Key points

- Excellent Natural Light
- Meeting Room
- Excellent floor to ceiling height
- Within walking distance to Shoreditch High Street
- Gated Entrance







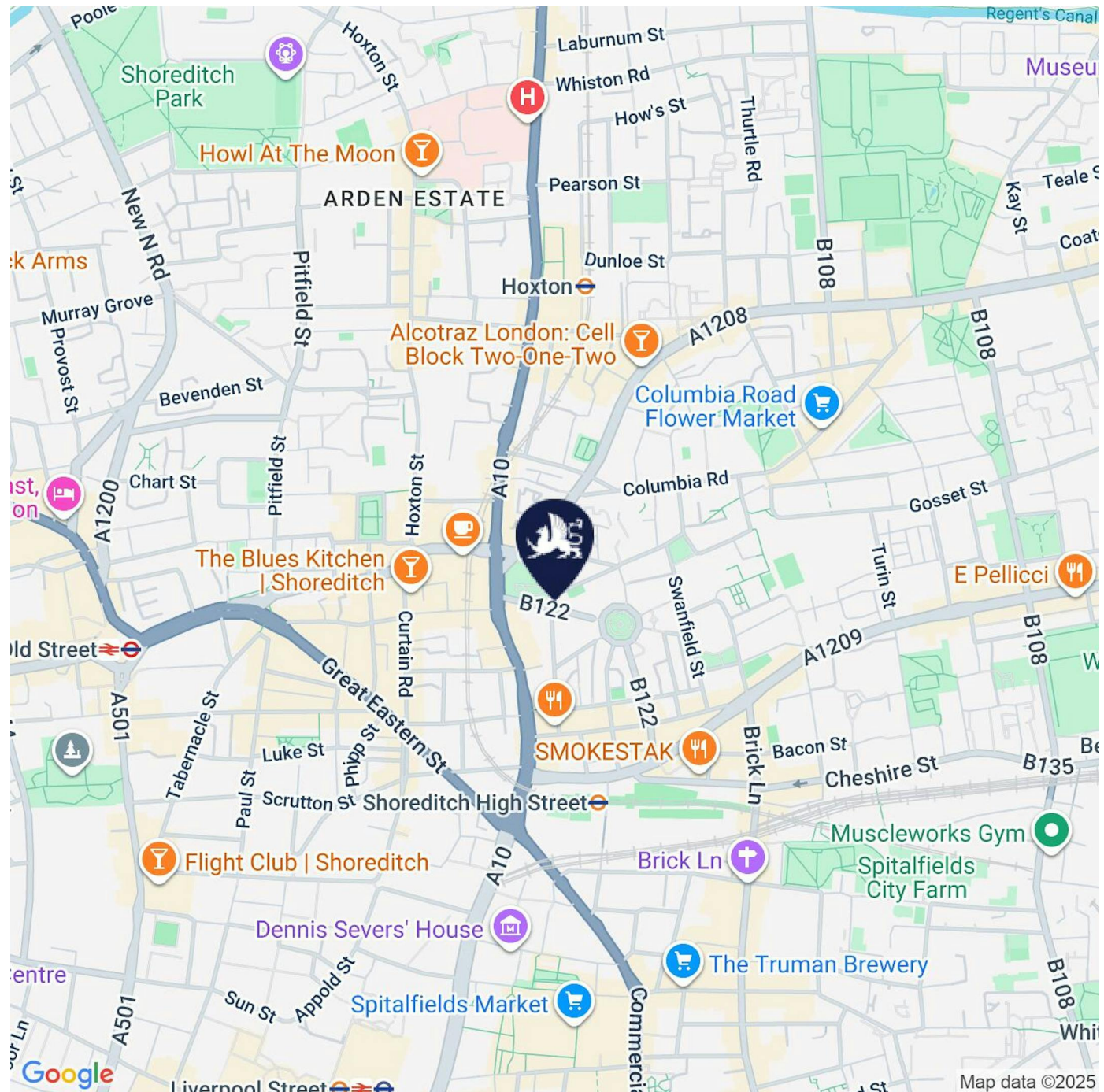
Location

Situated on Boundary Street, this office enjoys a prime Shoreditch location just moments from Redchurch Street, Shoreditch High Street and Boxpark.

The area is renowned for its mix of creative occupiers, boutique retailers, independent cafés and vibrant nightlife, making it one of London's most dynamic working environments. Excellent transport links via Shoreditch High Street, Liverpool Street and Old Street stations place the property at the heart of the City Fringe.

Transport Links

-  Shoreditch High Street 0.2 Miles
-  Hoxton 0.3 Miles
-  Old Street 0.5 Miles
-  Liverpool Street 0.7 Miles

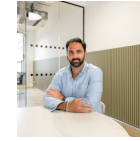




Accommodation

Name	sq ft	sq m	Availability
Ground	1,300	120.77	Available

Viewing & Further Information



Dimitri Melaisi
0203 911 3666
07940239327
dmelaisi@stirlingackroyd.com

Rents, Rates & Charges

Lease	New Lease
Rent	£42.50 per sq ft
Rates	On application
Service Charge	£1,270.90 per annum Trinity Service Charge is £1270.90 PA
VAT	Not applicable. NO VAT
EPC	E (117)

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