



AVAILABLE TO LET

Studio D, Gainsborough Studios, Poole St, N1

1 Poole Street, London N1 5EA



Office for rent, 2,680 sq ft, £30.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/42139-gainsborough-studios-poole-st-n1-1-poole-street>

Lucy Stephens
lucys@stirlingackroyd.com

George Brereton
georgeb@stirlingackroyd.com

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2,680 sq ft ground and mezzanine canal side office located within Gainsborough Studios, a mixed use development

Located at podium level of the Gainsborough Studios development accessed via the Regents Canal towpath. Gainsborough Studios is a mixed use development with over 250 residential apartments and 500 commercial tenants, located adjacent to Shoreditch Park and a short walk to Old Street station. Other occupiers in the area include Co-op and the North by North West gastropub.

The office is a short walk from both Old Street and Essex Road Stations and the area is well served by numerous bus routes providing access to the City and West End.

Highlights

- Attractive communal courtyard
- Good ceiling heights throughout
- Good natural light
- Air conditioning
- Open plan layouts
- Bespoke arrangements of meeting rooms

Property details

| | |
|--------------------|-------------|
| Rent | £30.00 psf |
| Est. S/C | £3.73 psf |
| Est. rates payable | £8.79 psf |
| Building type | Office |
| Size | 2,680 Sq ft |

Lease details Offered on a new full repairing and insuring lease for a term to be agreed

| Floor | Size sq ft | Rent psf | Service charge psf | Rates psf | Total pa | Status |
|--------------|------------|----------|--------------------|-----------|-------------|-----------|
| Ground Floor | 2,680 | £30.00 | £3.73 | £8.79 | £113,957.20 | Available |

More information

[Visit microsite](#)

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Contact us

Stirling Ackroyd
40 Great Eastern Street, London EC2A 3EP
🌐 www.stirlingackroyd.com/commercial
☎ 0203 911 3666
✉ commercial@stirlingackroyd.com
🐦 @Stirling_London
f facebook.com/StirlingAckroyd/

Lucy Stephens
Stirling Ackroyd
☎ 02039113667
✉ lucys@stirlingackroyd.com

George Brereton
Stirling Ackroyd
☎ 0203 911 3668
✉ georgeb@stirlingackroyd.com

Samantha-Jo Roberts
Stirling Ackroyd
☎ 0203 911 3672
✉ samanthajor@stirlingackroyd.com

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