



AVAILABLE TO LET

## 44-46 New Inn Yard, EC2

44-46 New Inn Yard, London EC2A 3EY



Office for rent, 1,607 - 5,845 sq ft, £39.50 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/37461-44-46-new-inn-yard-ec2-44-46-new-inn-yard>

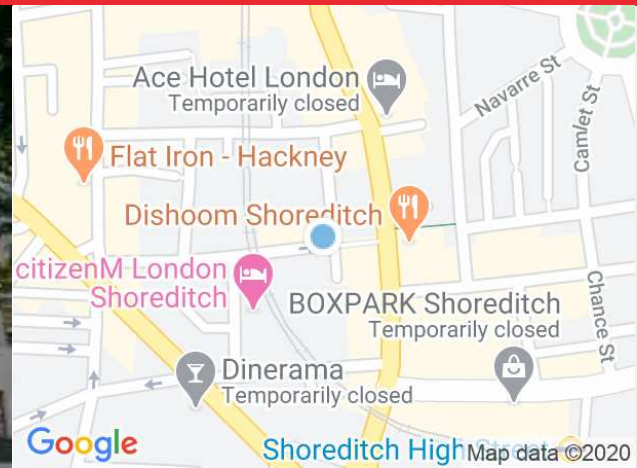
Brett Sullings  
bretts@stirlingackroyd.com

Lucy Stephens  
lucys@stirlingackroyd.com

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### **\*\* REDUCED RENT \*\*** Attractive 5,845 sq ft modern office building to let in the heart of Shoreditch, available in floors from 1,600 sq ft or as a whole

Contemporary self contained office building to let on New Inn Yard, linking Shoreditch High Street to Curtain Road and Great Eastern Street. Just a few minutes walk from Shoreditch High Street and Liverpool Street stations, as well as being well served by a number of bus routes around the city.

The property provides a self contained ground floor entrance with access to the upper floors via a passenger lift or bright and airy stairwell benefiting from a large light well. Each floor offers modern open plan work floors with fantastic levels of natural light throughout. The top floor benefits from access to two private roof terraces.

Flexible leasing is available on either a floor by floor basis or as a whole, therefore providing a range of sizes from 1,600/2,000/4,000 to just under 6,000 sq ft.

\*Photos shown are of the second floor only\*

### Highlights

- VR tours of all floors available on the microsite
- Excellent natural light
- Multiple meeting rooms
- Raised flooring
- Air conditioning
- Lift access
- Private Roof Terraces
- **\*\*Reduced rent of £39.50 per sq ft available for a limited period**

### Property details

<b>Rent</b>	£39.50 psf
<b>Building type</b>	Office
<b>Sizes</b>	1,607 to 5,845 Sq ft
<b>Lease details</b>	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	Status
First	2,130	£39.50	£3.60	£19.25	Available
Second	2,108	£39.50	£3.60	£19.25	Available
Third	1,607	£39.50	£3.60	£19.25	Available
<b>Total</b>	<b>5,845</b>				

### More information

[Visit microsite](#)

<https://www.realla.co.uk/m/37461-44-46-new-inn-yard-ec2-44-46-new-inn-yard>

### Contact us

Stirling Ackroyd

40 Great Eastern Street, London EC2A 3EP

[www.stirlingackroyd.com/commercial](http://www.stirlingackroyd.com/commercial)

0203 911 3666

[commercial@stirlingackroyd.com](mailto:commercial@stirlingackroyd.com)

[@Stirling\\_London](https://twitter.com/Stirling_London)

[facebook.com/StirlingAckroyd/](https://facebook.com/StirlingAckroyd/)

Brett Sullings

Stirling Ackroyd

020 7549 0634

[bretts@stirlingackroyd.com](mailto:bretts@stirlingackroyd.com)

Lucy Stephens

Stirling Ackroyd

02039113667

[lucys@stirlingackroyd.com](mailto:lucys@stirlingackroyd.com)

Quote reference: RENT-37461

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