

# NEW INN YARD

LONDON, EC2A 3EY



GRYPHON  
PROPERTY PARTNERS

## DESCRIPTION

Coming in April 2020, this new centre in the heart of Shoreditch is arguably going to be the crown jewel of Silicon Roundabout. Offering a wide range of high quality private, Co-Working and lounge spaces, all with a sleek modern interior that will take your breathe away.

## LOCATION

Located in the heart of Shoreditch and a only a short 3 minute walk away from Shoreditch High Street station, this site benefits from multiple travel links, such as Old Street Station and Liverpool Street station all within a short 5 minute walk. Being in the trendiest part of London and having amazing travel links is the gift that keeps on giving as you are surrounded by a multitude of bars, restaurants, and clubs that will keep your taste buds entertained every lunchtime. The amazing Blues Kitchen with live music and fresh food is located just around the corner as well as the trendy Book Club and Queen of Hoxton cocktail bars.

## SPECIFICATION/AMENITIES

- Bike Storage
- Showers
- Reception
- Onsite Staff
- Meeting Rooms
- WiFi

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. June 2024