



P.A

**£39,600 P.A**

**Padbury Court**

London, E2 7EH



A rare and exciting opportunity to rent this unusual live/work warehouse with bags of character and unusual features, located in a quiet, coveted part of Shoreditch with a long history of small industry, furniture making and weaving.

This spacious property is spread over 4 generously proportioned floors and covers approximately 113 square meters. It forms part of a terrace of Victorian buildings set on a quiet cobbled street between Shoreditch and Columbia Road. The property retains many materials from its industrial origins, blending exposed brick walls and stripped-wood flooring.

The ground floor, with entry from street level, is a large open plan space with original wood flooring, solid steel radiators, stainless steel open plan kitchen and patio doors leading to a private decked terrace. The first floor features a large open space with dual aspect windows giving plenty of natural light and an original warehouse access door which looks over Padbury Court. Further stairs lead up to the top floor, set in the eaves of the building, featuring skylights and access to second w/c, with space ideal for a home office.

The property could also be arranged to create a unique residential home and the basement features a large space which would make an ideal bedroom, and features skylights, tiled flooring and a contemporary fitted bathroom.

Padbury Court was originally named Princes Street and has been a melting pot of craftsmen from the mid-18th to late-19th centuries. The immediate area is of historical importance due to the few remaining workshops and dwellings where weavers originally pursued their trade.

Shoreditch is a popular neighbourhood with restaurants, cafes and shops both on the road and in the wider locality. In addition to this the Columbia Road Flower Market, Brick Lane, Spitalfields, Hoxton Square and Broadway Market are all close by as are the green spaces of Haggerston Park, London Fields and Victoria Park.

The property is a short walk from Old Street, Liverpool Street, Hoxton and Shoreditch High Street Stations, as well as being served by large number of bus routes.

Council tax: band 'D'

5 weeks' deposit: £3807

Unfurnished

12-month contract with break clause Subject to offer

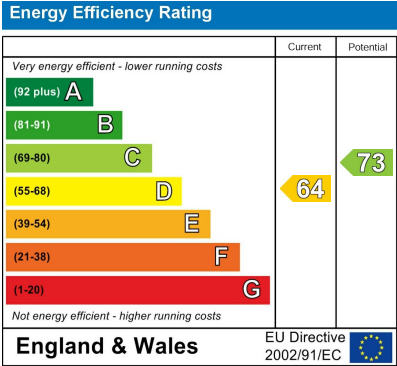
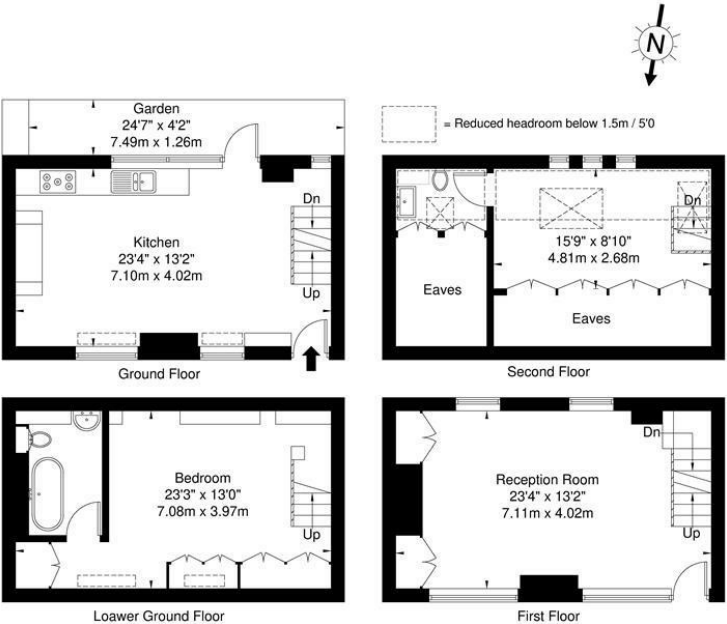






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Approx. Gross Internal Area = 113.6 sq m / 1223 sq ft



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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