



9 Charlotte Road

Shoreditch, London, EC2A 3DH

**Superb first floor office to
buy in central location in
Shoreditch**

835 sq ft
(77.57 sq m)

- Self contained office
- Kitchen and private toilet
- Engineered wooden floor
- Efficient gas central heating

9 Charlotte Road, Shoreditch, London, EC2A 3DH

Summary

Available Size	835 sq ft
Price	£495,000
Rates Payable	£15,552 per annum based on 2026 valuation
Rateable Value	£36,000
Service Charge	£2,500 per annum inclusive of contribution to buildings insurance
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

The office is situated on the first floor of a refurbished mixed-use building and is accessed via a secure common entrance and stair. The space benefits from good natural light from windows at the front and rear.

Location

The building is located on the West side of Charlotte Road, just north of its junction with Rivington Street. The location is prime within Shoreditch with surrounding and neighbouring occupiers including; Vitra, Masaj, Tala Lighting and BrandOpus. Old Street Station is a few minutes walk away with Liverpool Street and Shoreditch High Street Stations also being within easy walking distance.

Accommodation

Name	sq ft	sq m	Availability
1st	835	77.57	Available

Terms

To be sold by way of a new long leasehold interest.

Price

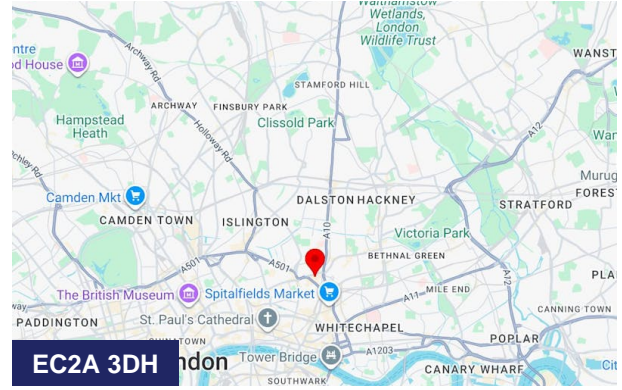
£495,000 (NO VAT)

Business Rates

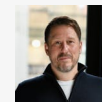
The 2026 Rating List entry for the premises has a Rateable Value of £36,000. We estimate annual rates payable to be £15,552. Interested parties should make their own enquiries to the London Borough of Hackney.

Service Charge

The current annual service charge including contribution to buildings insurance is running at £2,500 per annum.



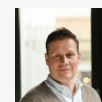
Viewing & Further Information



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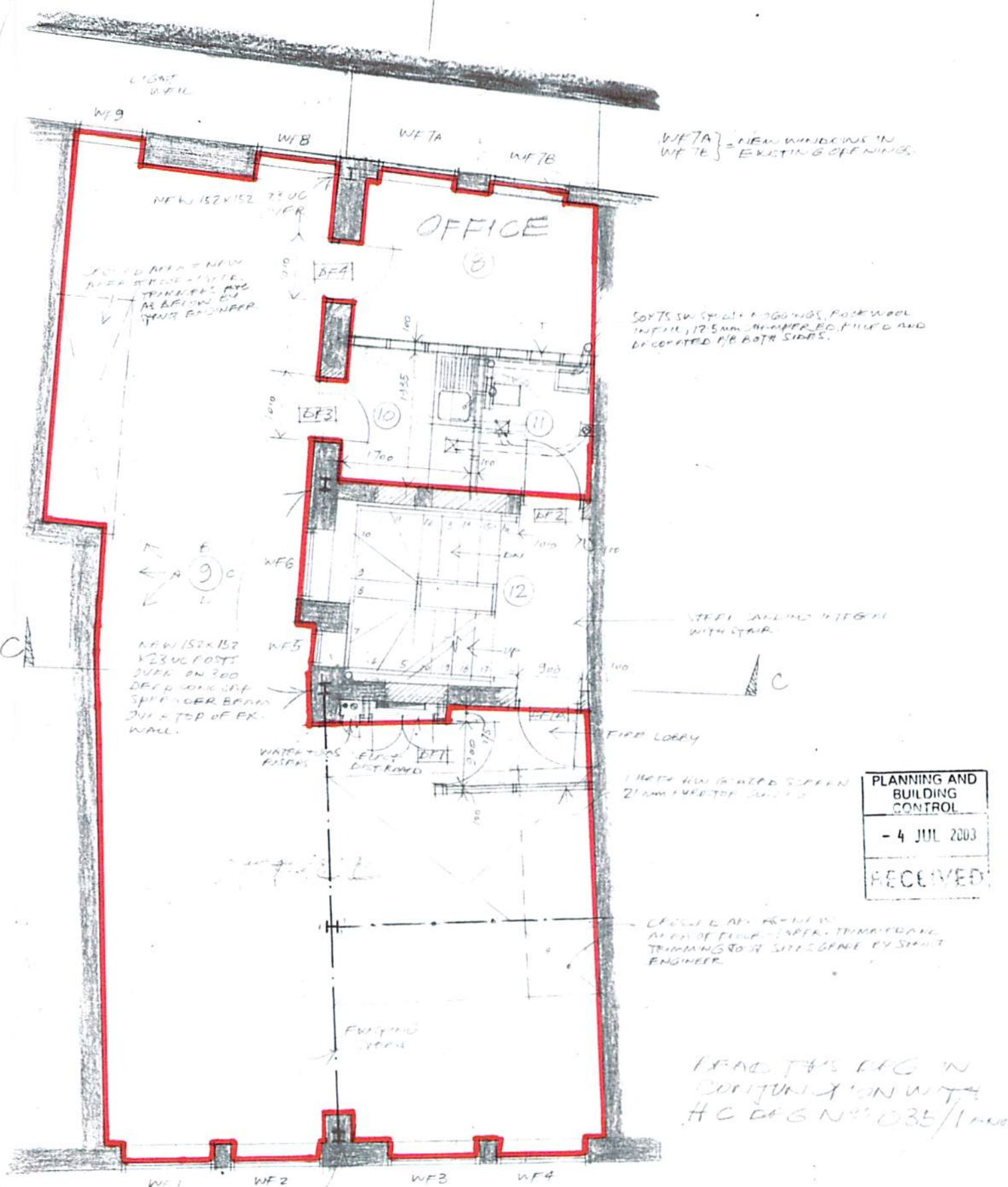


Michael Newell

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B



WFTA } = NEW WINDOWS IN
WF7B } = EXISTING OPENINGS.

SOFTS SW WITH 100MM OSB, ROCK WOOL
INSUL, 12.5mm GUMMED, FILLER AND
DECORATED P/B BOTH SIDES.

DOOR AREA = NEW
AREA OF DOOR - INTER.
TRIMMED, AND
AS BEFORE BY
SIGN ENGINEER.

NEW 152x152
V23 UC POSTS
OVER ON 300
DEEP CONCRETE
SPRINGER BEAM
JNT AT TOP OF EX.
WALL.

STEEL SKIN WITH
WITH STAIR.

FIRE LOBBY

100MM HW G-NEED SCREEN
21MM FIBREGLASS INSUL

PLANNING AND BUILDING CONTROL
- 4 JUL 2003
RECEIVED

DOOR & ALL FURNITURE
AREA OF FLOOR - INTER. TRIMMED
TRIMMING TO A SITE SCENE BY SIGNIT
ENGINEER.

HEAD TA'S ETC IN
CORRELATION WITH
HC DGS N^o 035/1 AND

REVA: 12/5/03
FIRE LOBBY LAMINATED GLASS
NEED
REVB: 4/6/03
EXTENSION OF OFFICE 8
INTO LIGHT WELL DELETED

NEW 152x152x23 UC POST
OVER ON 300 THICK FACED

9 CHARLOTTE ROAD
FIRST FLOOR
NOT TO SCALE

FIRST FLOOR AS PROPOSED
DRG. 4946/PI/2/B/0

B