



**STIRLING  
ACKROYD**

**TO LET**

**4th Floor, 135-139  
Curtain Road, London,  
EC2A 3BX**

**2,750 sq ft**

**Contemporary 2,750 sq  
ft Warehouse Office  
Floor For Rent in Heart  
of Shoreditch**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

This fourth floor office is located within a converted Victorian warehouse, retaining much of its original character while offering modern amenities. The space includes air conditioning, raised flooring, and LED lighting throughout, along with a large open kitchen and several meeting spaces. A private shower is also available, providing a practical benefit for cyclists.

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## Location

Located in the heart of Shoreditch on Curtain Road close to its junction with Great Eastern Street. The area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels such as Glorias, Blacklock, Nobu, The Hoxton, and the newly opened Art o'tel in addition to the Leonard circus weekly food market.

The building's position between four key transport hubs provides excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations.

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## Key points

- Open Plan Layout
- Exposed Brickwork
- Engineered Wooden Flooring
- Air Conditioning
- Multiple Meeting Rooms
- Passenger Lift Access





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## Accommodation

Name	sq ft	sq m	Availability
4th	2,750	255.48	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£18.56 per sq ft
Service Charge	£3.60 per sq ft
VAT	On application
EPC	D (90)

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## Viewing & Further Information



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