



9 Charlotte Road

Shoreditch, London, EC2A 3DH

Superb first floor office 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

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Summary

Available Size	835 sq ft
Rent	£27,000 per annum
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
VAT	Not applicable
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 let by way of a new effective full repairing and insuring lease outside the protective provisions of the Landlord and Tenant Act.

Initial Annual Rent

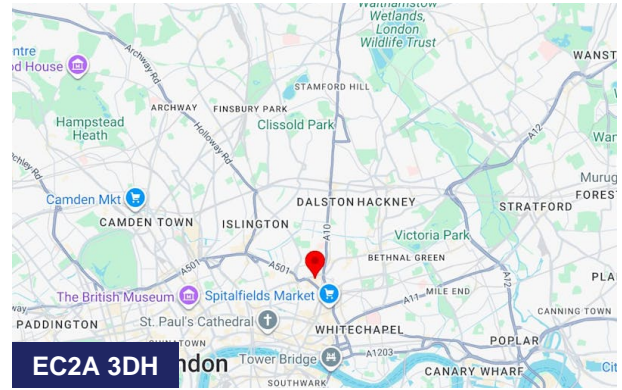
£27,000 per annum exclusive.

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



Michael Newell

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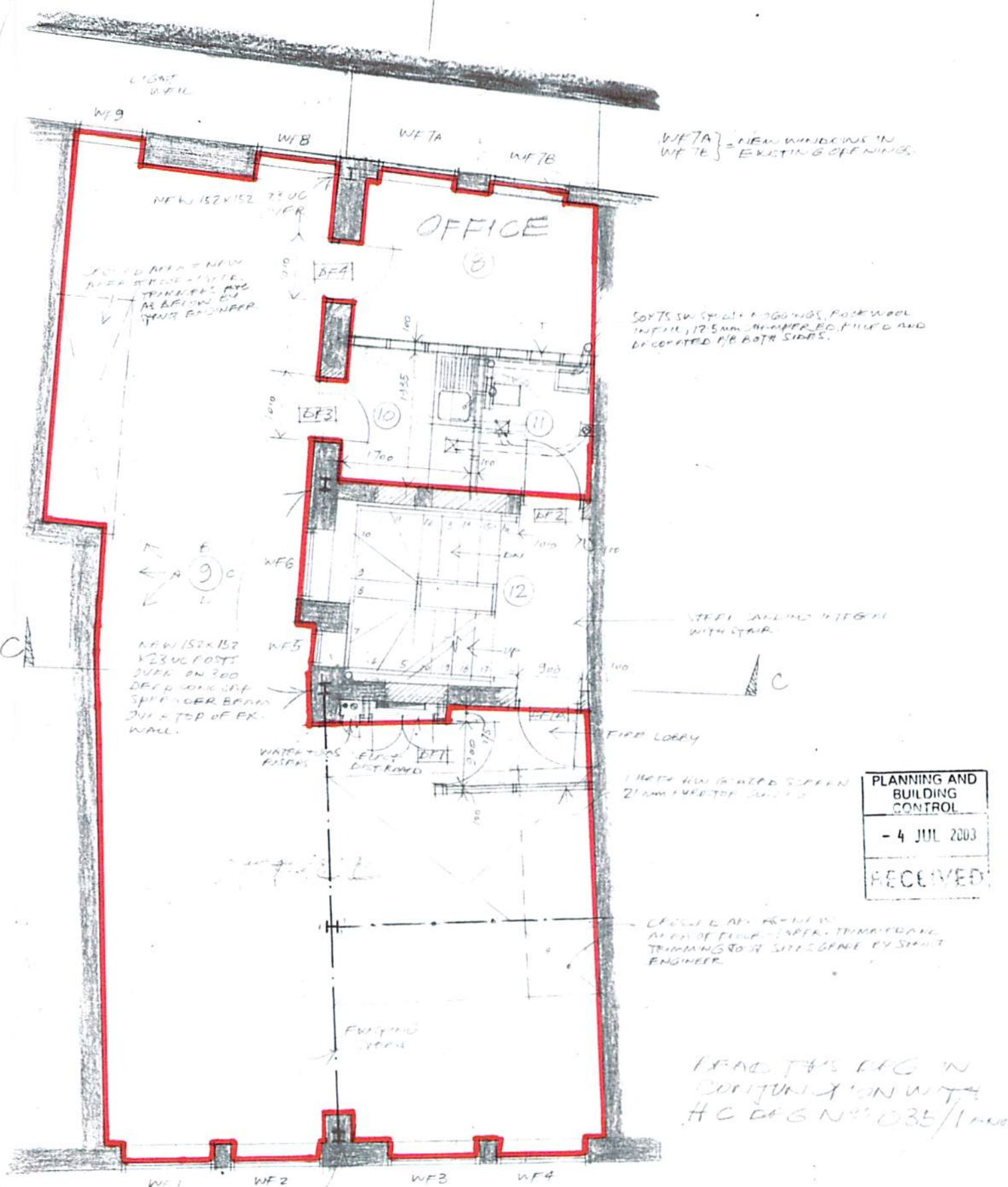


Sandy Newell

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B



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

SOFTS SW SWELL 100mm, ROCK WOOL
INFILL, 12.5mm GYP BOARD, FILLED AND
DECORATED P/B BOTH SIDES.

JOINTS AND NEW
AREA OF NEW INTER-
TRIMMER ARE
AS BEFORE BY
SIGN ENGINEER

NEW 152x152
V23 UC POSTS
OVER ON 300
DEP. 400x300
SPRINGER BEAM
JNT AT TOP OF EX-
WALL.

STEEL SKIN WITH
WITH STAIR

FIRE LOBBY

12.5mm HW GYP BOARD SCREEN
21mm GYP BOARD

PLANNING AND BUILDING CONTROL
- 4 JUL 2003
RECEIVED

WORK TO BE DONE IN
AREA OF FLOOR - INTER-TRIMMER
TRIMMING TO A SILENT ENGINEER

H.C. DEGN 035/1 AND

REV A: 12/5/03
FIRE LOBBY LAMINATED GLASS
NEED

REV B: 4/6/03
EXTENSION OF OFFICE 8
INTO LIGHT WELL DELETED

NEW 152x152x230 UC POST
OVER ON 300 THICK PARTITION

9 CHARLOTTE ROAD
FIRST FLOOR
NOT TO SCALE

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

B