



**STIRLING
ACKROYD**

TO LET

**27 Charlotte Road,
London, EC2A 3PB**

1,291 sq ft

**Second floor warehouse
offices in the heart of
Shoreditch with terrace**



VIDEO TOUR

stirlingackroyd.com



Description

This converted Victorian warehouse building offers an open-plan layout bursting with original character including exposed brickwork, timber flooring and sash windows alongside modern amenities such as air conditioning and CAT 5 cabling. Windows at the front and rear provide excellent natural light. The second floor benefits from having the use of a communal roof terrace and bookable meeting rooms.

Key points





- Second floor - 1,292 square feet
- Communal terrace
- Timber flooring
- Excellent natural light
- Exposed brickwork
- Open Plan

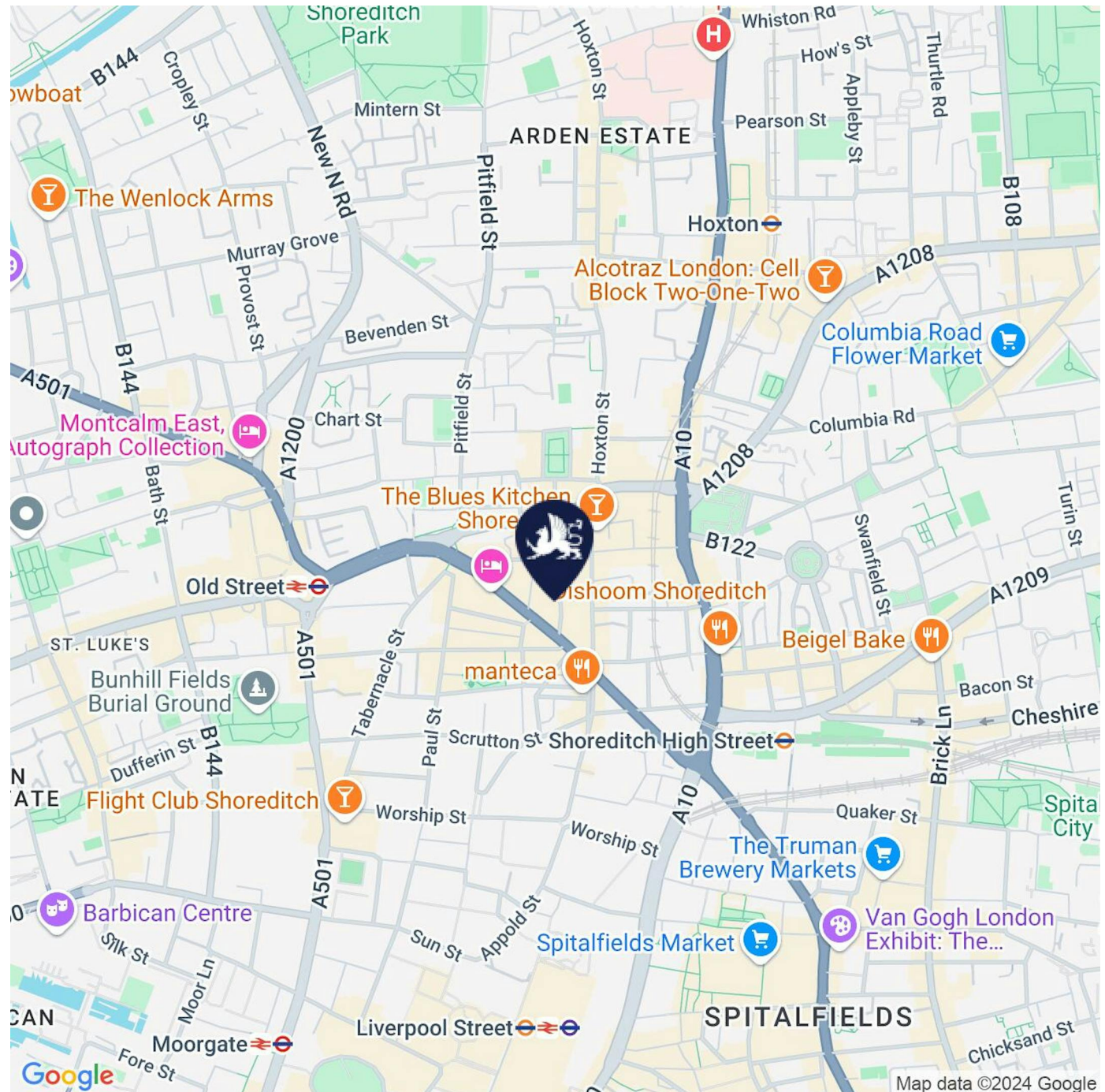


Location

The property is located on Charlotte Road, close to its junction with Rivington Street, in the centre of the popular “Shoreditch Triangle”. This busy mixed-use area is occupied by many thriving creative and tech businesses, and is well served by hotels, shops, amenities, transport, eateries and bars.

Transport Links

-  Shoreditch High Street 0.2 Miles
-  Old Street 0.3 Miles
-  Hoxton 0.5 Miles
-  Liverpool Street 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
2nd	1,291	119.94	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 per sq ft
Rates	£22 per sq ft
Service Charge	£3.50 per sq ft
VAT	To be confirmed
EPC	C (59)

Viewing & Further Information



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