



STIRLING  
ACKROYD

**TO LET**

**51-53 Rivington Street,  
London, EC2A 3QB**

1,034 sq ft

Authentic ground and  
lower floor converted  
warehouse  
office/showroom to let



**VIDEO TOUR**

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



## Description

An opportunity to trade alongside the designers, galleries, creative businesses and tech companies in the 'Shoreditch Triangle'. Neighbouring occupiers in Rivington Street and Charlotte Road include: Ruffians, The Princes Trust/The Royal Drawing School, The Bricklayers Arms, Blacklock, Popolo.

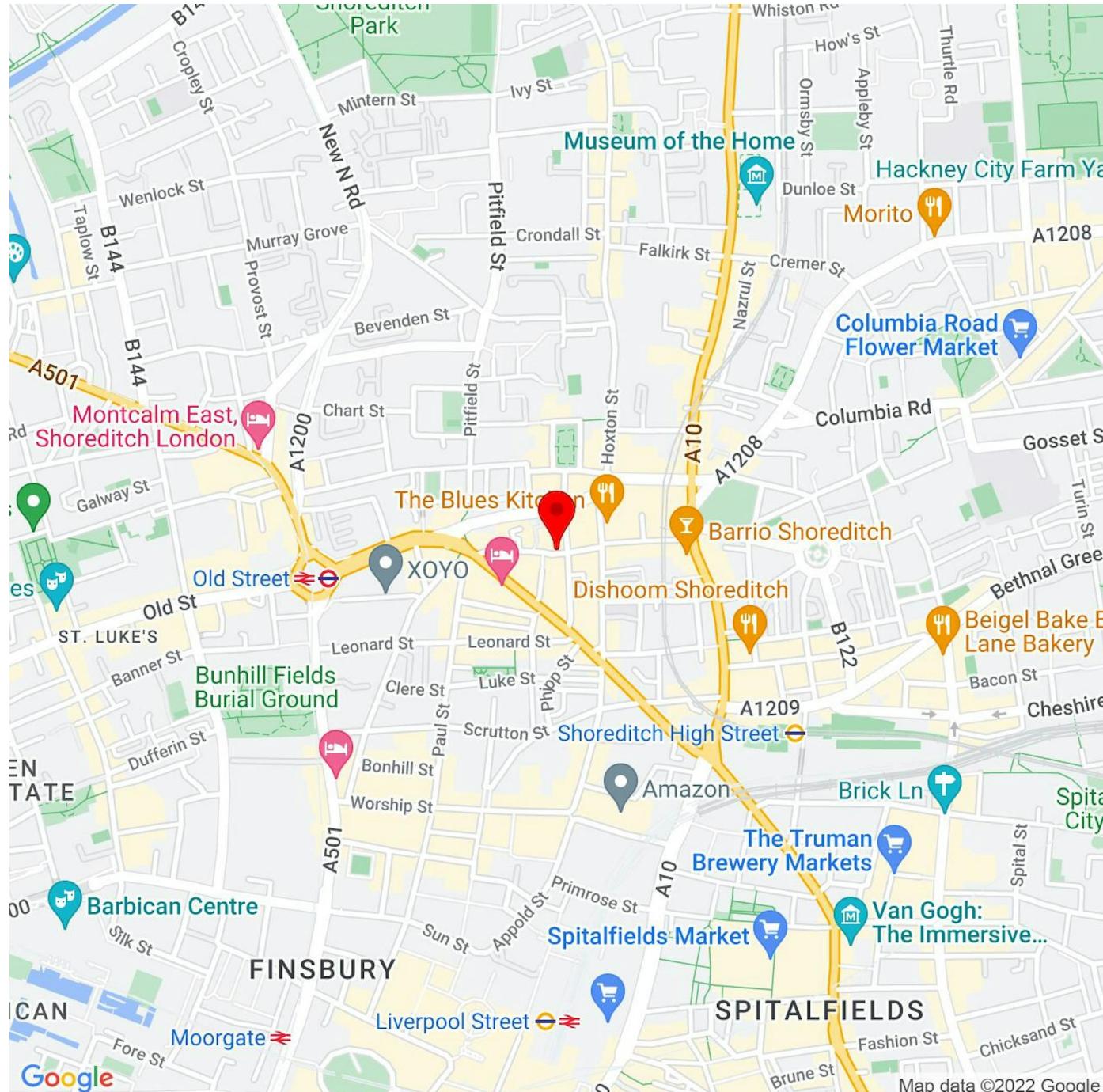
## Key points

- Timber flooring
- Exposed brick work
- Fully fitted kitchennette
- W/Cs on both floors
- Light well providing natural light



## Location

The property is situated on Rivington Street in the heart of Shoreditch. The nearest stations are Shoreditch High Street (Overground) and Old Street (Northern Line and Mainline), which are a 5 and 10 minutes walk respectively. Old Street, Shoreditch High Street and Great Eastern Street are all in close proximity to the property. There are numerous notable occupiers in the vicinity including The Blues Kitchen, The Diner, Brindisa, The Breakfast Club, Red Dog Saloon, Callooh Callay, House of Hackney, Sneakerstuff, Homeslice, Pizza Pilgrims, Hache, Ruffians and Busaba Eathai.



## Transport Links

-  Shoreditch High Street 0.3 Miles
-  Old Street 0.3 Miles
-  Hoxton 0.4 Miles
-  Liverpool Street 0.6 Miles



## Accommodation

Name	sq ft	sq m	Availability
Ground	532	49.42	Under Offer
Lower Ground	502	46.64	Under Offer

## Rents, Rates & Charges

Lease	New Lease
Rent	£50,000 per annum
Rates	£16 per sq ft
Service Charge	£3,000 per annum
VAT	Not applicable
EPC	E

## Viewing & Further Information



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