



2nd Floor

67-70 Charlotte Road, Shoreditch, London, EC2A 3PE

**A Contemporary Industrial
Style Studio/Office Space
Located in the Heart of
Shoreditch.**

814 sq ft
(75.62 sq m)

- Modern Office Design
- Open Plan
- Air Conditioning
- Intercom System
- CCTV
- Internal Kitchenette, W.C. & Shower

2nd Floor, 67-70 Charlotte Road, Shoreditch, London, EC2A 3PE

Summary

Available Size	814 sq ft
Rent	£36,000 per annum
Rates Payable	£16,841.25 per annum
Rateable Value	£33,750
Service Charge	£3,600 per annum inclusive of buildings insurance
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (92)

Description

The available unit is on the Second Floor of this modern mixed use building. It is finished to a high condition with attractive bespoke facilities including kitchen and separate WC with walk in shower. The open plan workspace has excellent natural light and a contemporary industrial finish with painted timber floors, perimeter trunking and air conditioning.

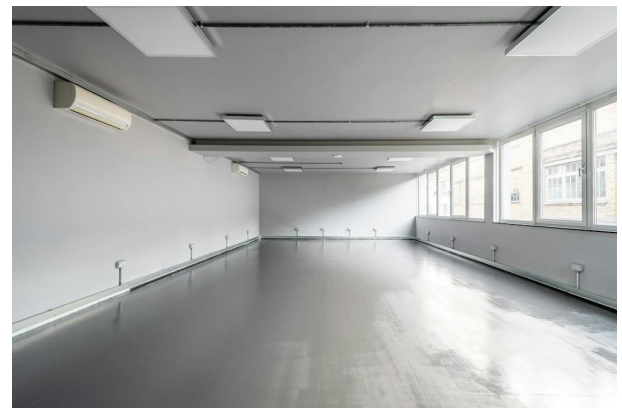
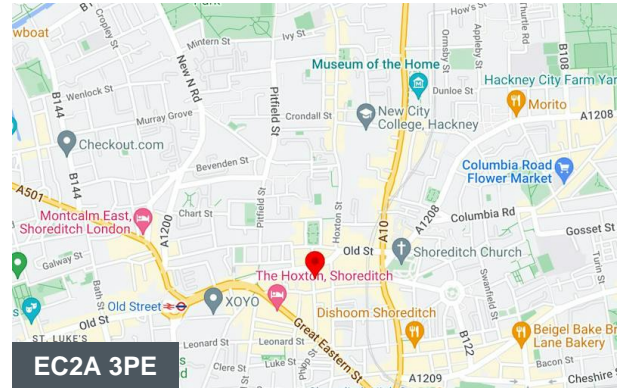
Location

Charlotte Road with its characterful Victorian warehouse buildings in the heart of the Shoreditch Triangle is arguably the most sought after address in the City Fringe. Home to variety of independent fashion boutiques, renowned design studios and The Prince's Trust Drawing School. Old Street, Liverpool Street, and Shoreditch High Street are all a short walk away offering plenty of options for commuters and swift access into the City and Central London.

Accommodation

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable	Service Charge	EPC	Availability
2nd	814	£36,000 per annum	£10,368 /annum	£3,600 /annum	D (92)	Available
Total	814					



Viewing & Further Information

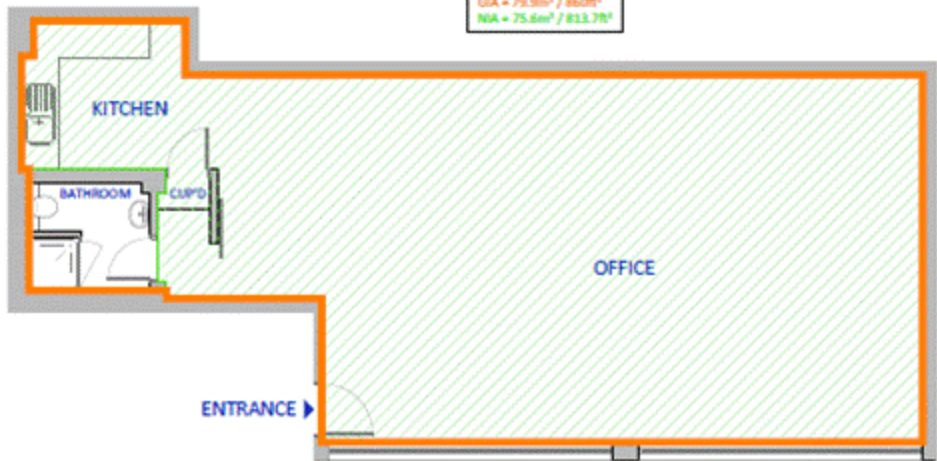


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GGA = 79.9m² / 860ft²
NIA = 75.6m² / 813.7ft²



CHARLOTTE ROAD

SECOND FLOOR