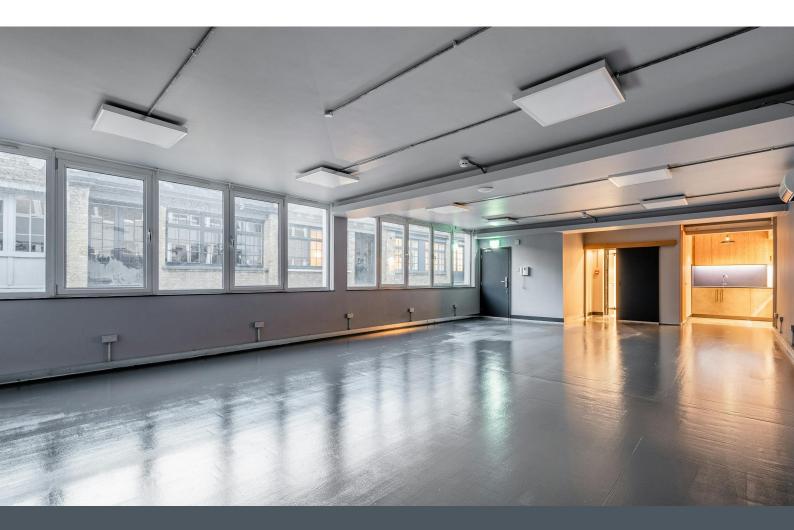
### fyfe mcdade

# **To Let**



# **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

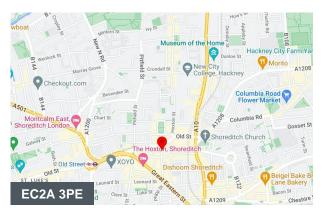
Charlotte Road with its characterful Victorian warehouse buildings in the heart of the Shoreditch Triangle is arguably the most sought after address in the City Fringe. Home to variety of independent fashion boutiques, renowned design studios and The Prince's Trust Drawing School. Old Street, Liverpool 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

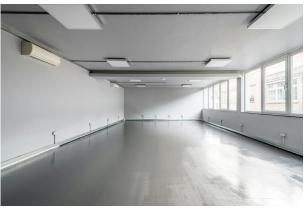
The accommodation comprises of the following

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



**George Sarantis** 020 7613 4044 | 0731 1077 549 george@fyfemcdade.com

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