



**STIRLING
ACKROYD**

TO LET

**55 Charlotte Road,
London, EC2A 3QF**

1,312 sq ft

**TOP FLOOR
WAREHOUSE OFFICE IN
THE HEART OF
SHOREDITCH**



VIDEO TOUR

stirlingackroyd.com



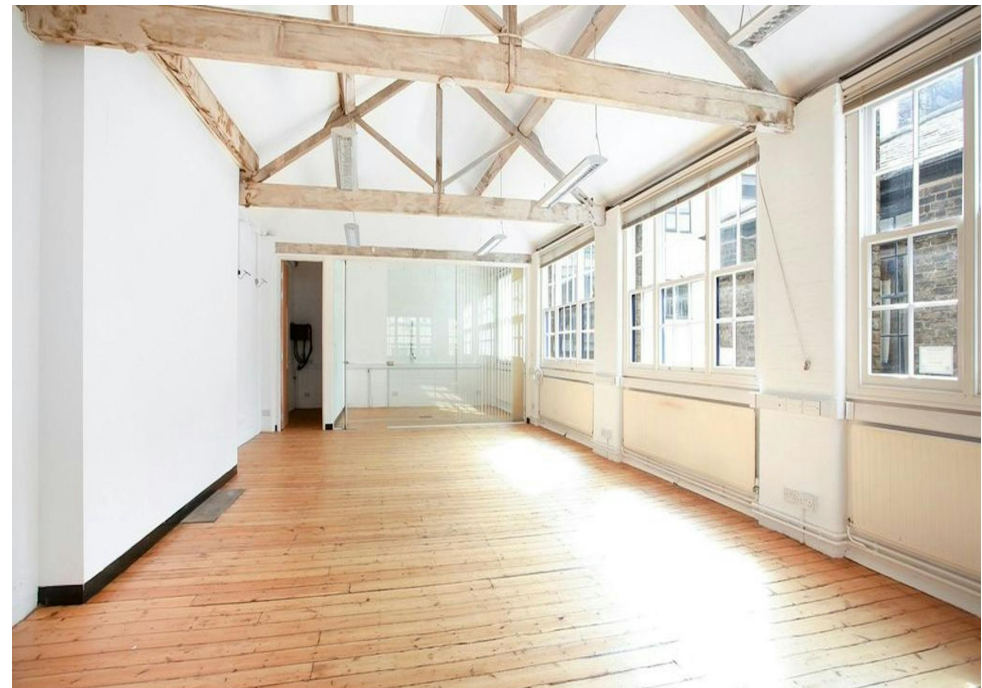
Description

A beautiful top floor studio within a converted Victorian warehouse building. The space is full of character with loading style juliet balcony doors overlooking the cute cobbled rear of Charlotte Road, original timber floors, exposed brickwork and an impressive pitched timber roof with exposed joists.

The floor benefits from being open plan with existing glazed meeting room, the current furniture can be included subject to separate negotiation.

Key points

- Warehouse style office
- Exposed brickwork
- Wooden floors
- Glazed meeting room



Location

Located within the heart of Shoreditch. Charlotte Road is one of the most quintessential Shoreditch streets lined by converted Victorian warehouse buildings. Occupiers on the street are predominantly from creative and tech sectors including fashion designers, galleries, showrooms, branding agencies and tech developers. At the top of the road close to its junction with Great Eastern Street is the food critics current place to go Glorias alongside numerous other dining experiences including Nobu Hotel and the Hoxton Hotel all within minutes of this office. Old Street Station is located within a 5 minutes' walk offering Northern Line and Liverpool Street Station Underground and Network Rail is approx. within a 10 minutes' walk.

Transport Links



Shoreditch High Street 0.2 Miles



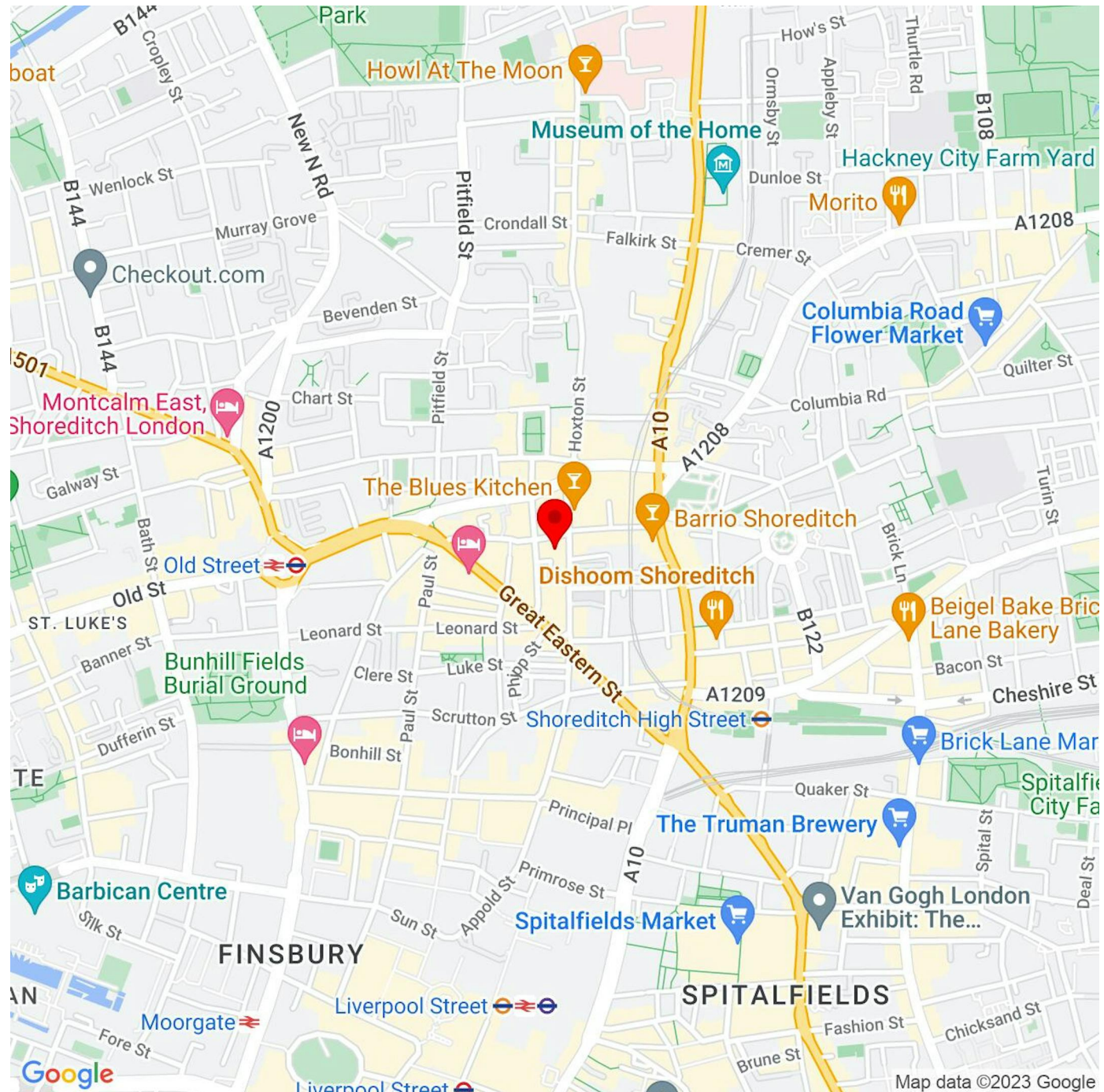
Old Street 0.3 Miles



Hoxton 0.4 Miles



Liverpool Street 0.6 Miles





Accommodation

Name	Building Type	Size	Rent	Availability
3rd	Office	1,312 sq ft	£39.50 /sq ft	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£51,824 per annum
Rates	£16,504.96 per annum
Service Charge	£5,643.91 per annum
VAT	On application
EPC	On application

Viewing & Further Information



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