



STIRLING
ACKROYD

TO LET

**23 Christopher Street,
London, EC2A 2BS**

1,851 sq ft

Attractive period
building for rent on the
boundary of the City and
Shoreditch



VIDEO TOUR

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Description

The property forms part of a Grade II listed Georgian terrace and offers self-contained accommodation over basement to third floor. The property has recently undergone some light refurbishment to include the installation of a modern kitchen and air conditioning throughout.

The ground and upper floors offer largely open plan offices with good ceiling heights throughout and fantastic natural light, whilst the basement area, which benefits from good natural light, offers a large six to eight person board room.



Location

The building is located on the boundary of the City and Shoreditch. A peaceful street just off Finsbury Square that offers access to a variety of local amenities from the bars and restaurants in Broadgate Circle to the quirky cafes and food outlets in Shoreditch.

The transport links are fantastic with multiple options within walking distance from Liverpool Street and Moorgate Stations offering Mainline, Underground and Elizabeth Line to Shoreditch High Street and Old Street Stations.



Key points

- Lower ground to third floor total area - 1,514 square feet
- Floors range from 326 square feet - 516 square feet
- Self-contained
- Original features throughout
- Air conditioning
- Great natural light
- Good ceiling heights
- Attractive rent on offer



Accommodation

Name	sq ft	sq m	Availability
Lower Ground	326	30.29	Available
Ground	516	47.94	Available
1st	336	31.22	Available
2nd	336	31.22	Available
3rd	336	31.22	Available

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

Rents, Rates & Charges

Lease	New Lease
Rent	£55,000 per annum
Rates	£20,000 per annum Based on 2022 / 2023 rates
Service Charge	On application
VAT	To be confirmed
EPC	EPC exempt - Listed building

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