

44a Charlotte Road

London, EC2A 3PD

PRIME SHOREDITCH RETAIL/SHOWROOM UNIT TO LET

1,190 sq ft
(110.55 sq m)

- High ceilings
- Painted brickwork
- Wooden flooring
- Large skylight to the rear
- **Photos show gallery occupation, premises can be completely open plan

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Description

Comprising a beautiful open plan ground floor unit which has formerly been used as a gallery. Originally a warehouse building the ground floor benefits from high ceilings, painted brickwork, wooden flooring, skylights to the rear and a traditional shop style frontage.

The premises would suit a range of occupiers from galleries, coffee shops, fashion and showrooms

Location

Located on Charlotte Road, inbetween the junctions with Rivington Street and Great Eastern Street. Hoxton Square lies 100m or so north of the property, and Old Street just a short walk. The location is thriving with nearby Boxpark and Shoreditch High Street fast becoming the areas retail hotspots.

The 'Shoreditch Triangle' is a busy mixed-use area occupied by any thriving creative and tech businesses, and is well served by hotels, shops, amenities, transport, eateries and bars.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	1,190	110.55	Available
Total	1,190	110.55	

Specification

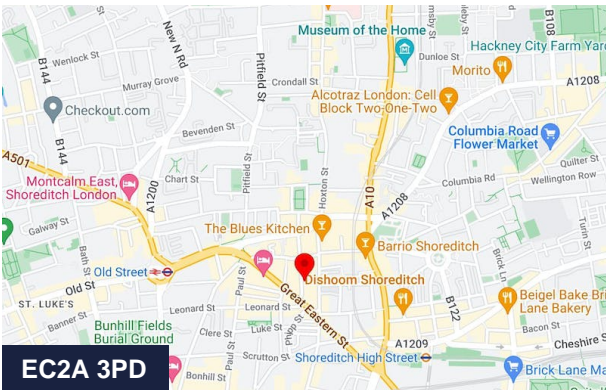
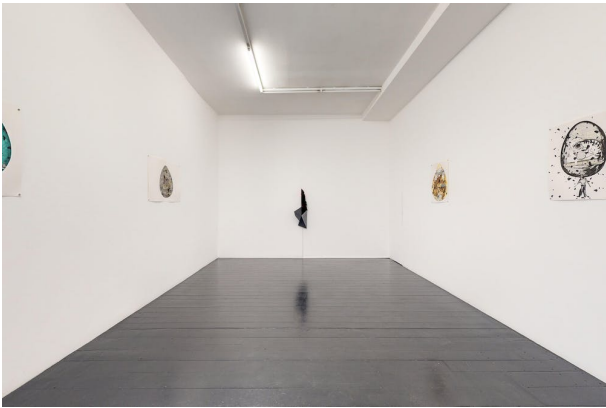
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Summary

Available Size	1,190 sq ft
Rent	£50,000 per annum
Rates Payable	£13.43 per sq ft
Rateable Value	£30,500
EPC Rating	Upon Enquiry

Viewing & Further Information



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