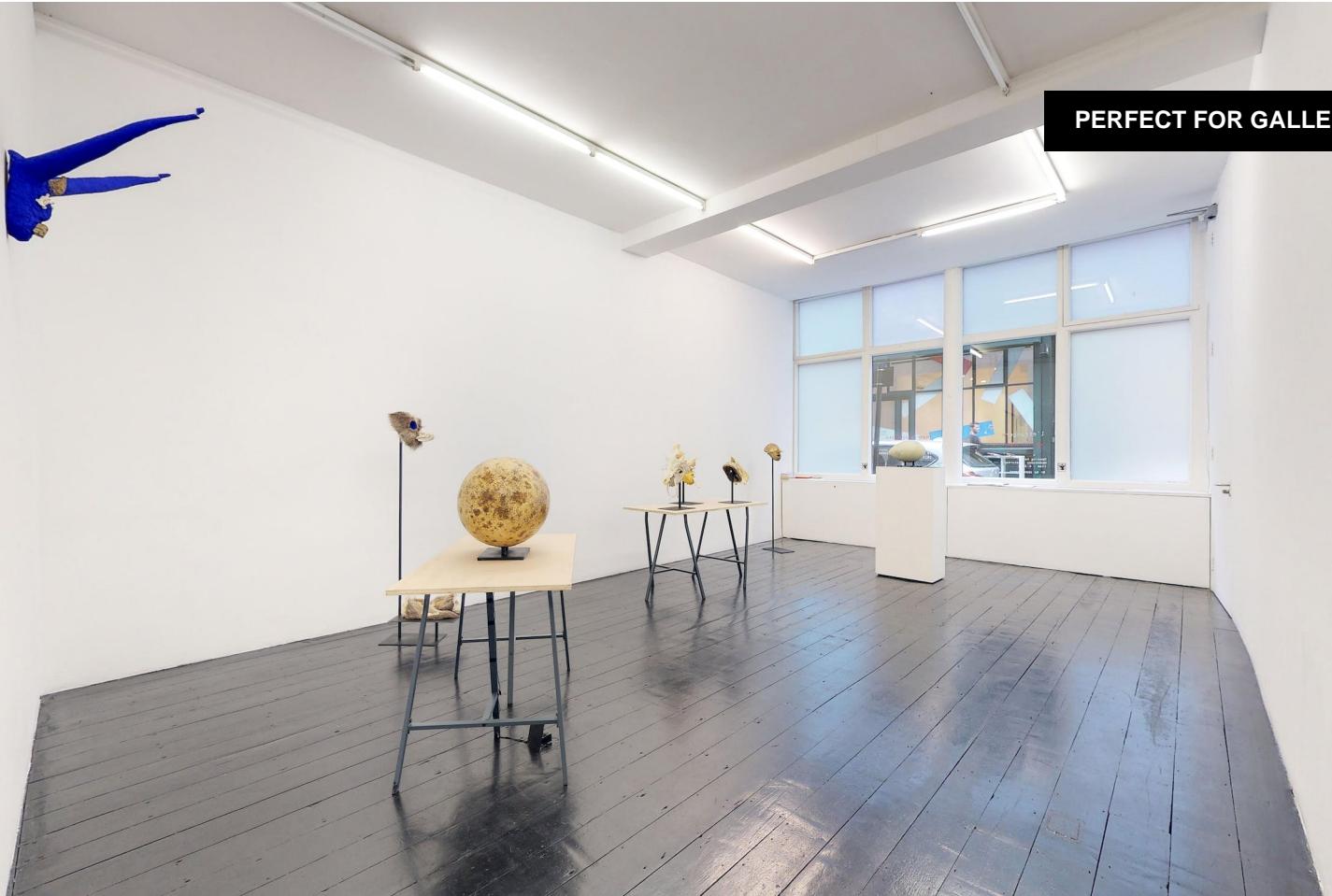




# TO LET



**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

# 44a Charlotte Road, London, EC2A 3PD

## 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
<b>Total</b>	<b>1,190</b>	<b>110.55</b>	

## Specification

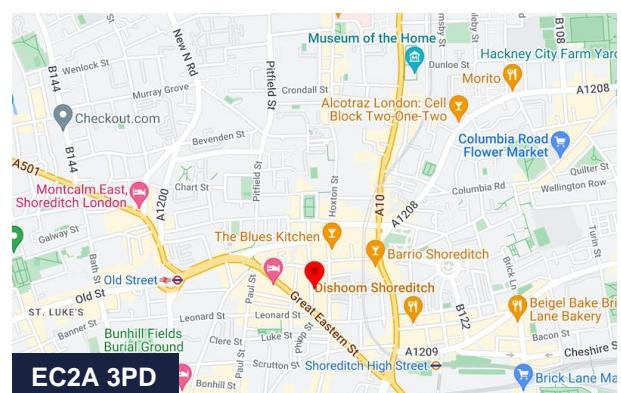
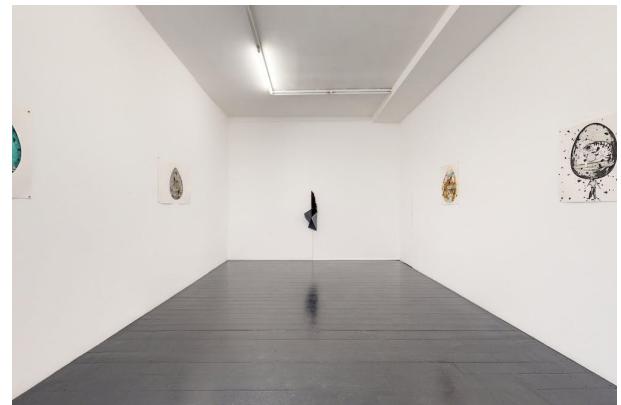
High ceilings

Painted brickwork

Wooden flooring

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**EC2A 3PD**

## 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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