



TO LET

**23 Charlotte Road,
London, EC2A 3PB**

2,141 sq ft

Stunning ground and
lower ground floor
office/showroom in the
heart of the Shoreditch
Triangle



Description

The available self contained space occupies the upper and lower ground floors of a comprehensively refurbished former warehouse building and is accessed via a shop door.

This quality space enjoys superb ceiling height (3.55m in upper ground floor and 2.30m in lower ground floor) and natural light from large windows front and skylights to the rear.

The unit is mainly open plan and benefits from a feature stair case between the floors at the front and a spiral staircase between the floors at the rear of the space. In the lower ground floor there is a kitchen and toilet.

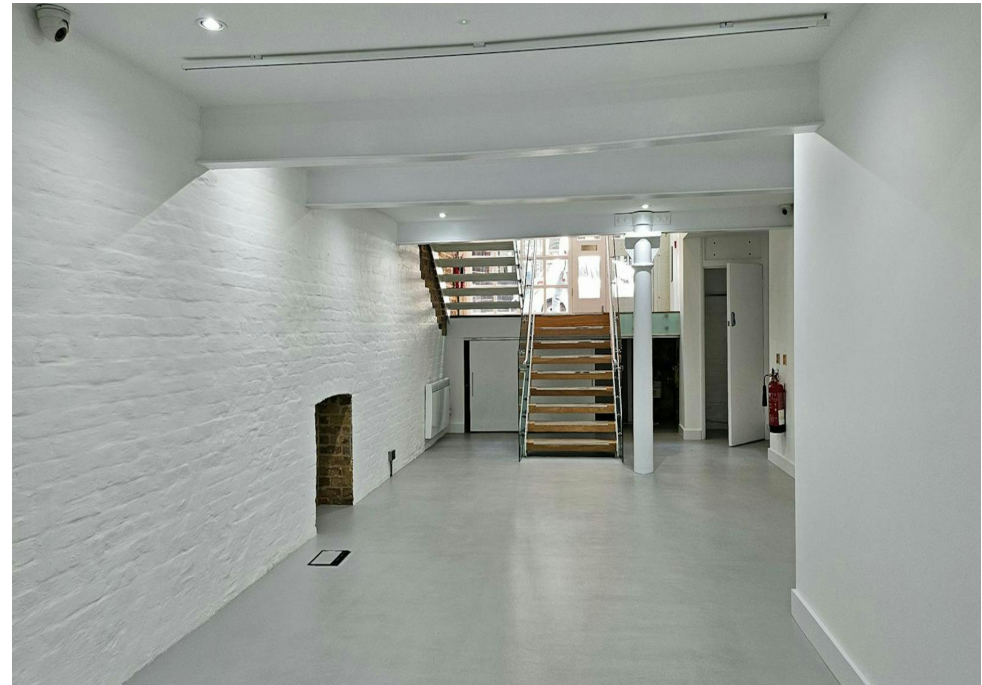
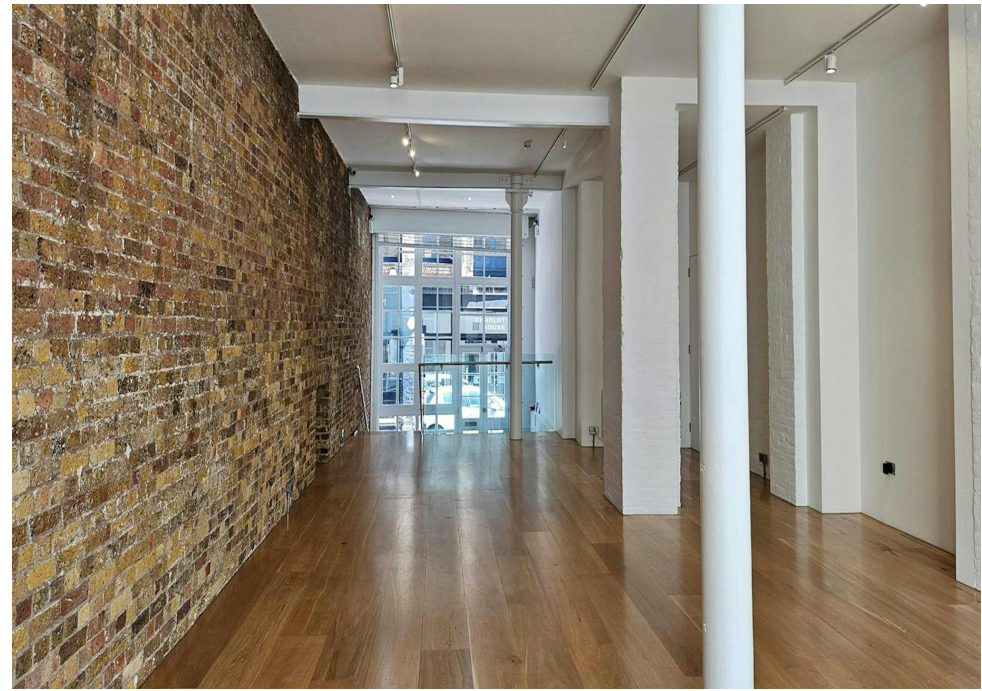
There are rear doors from the raised ground floor to a neighbouring gated courtyard and loading access is available by arrangement via gates from Garden Walk.

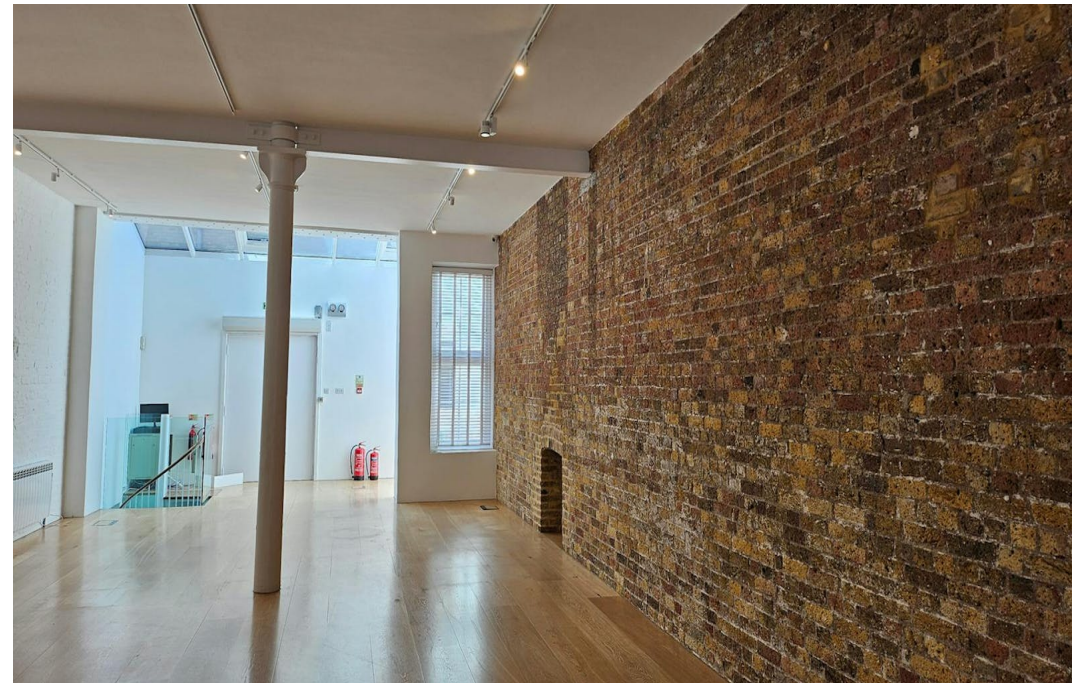
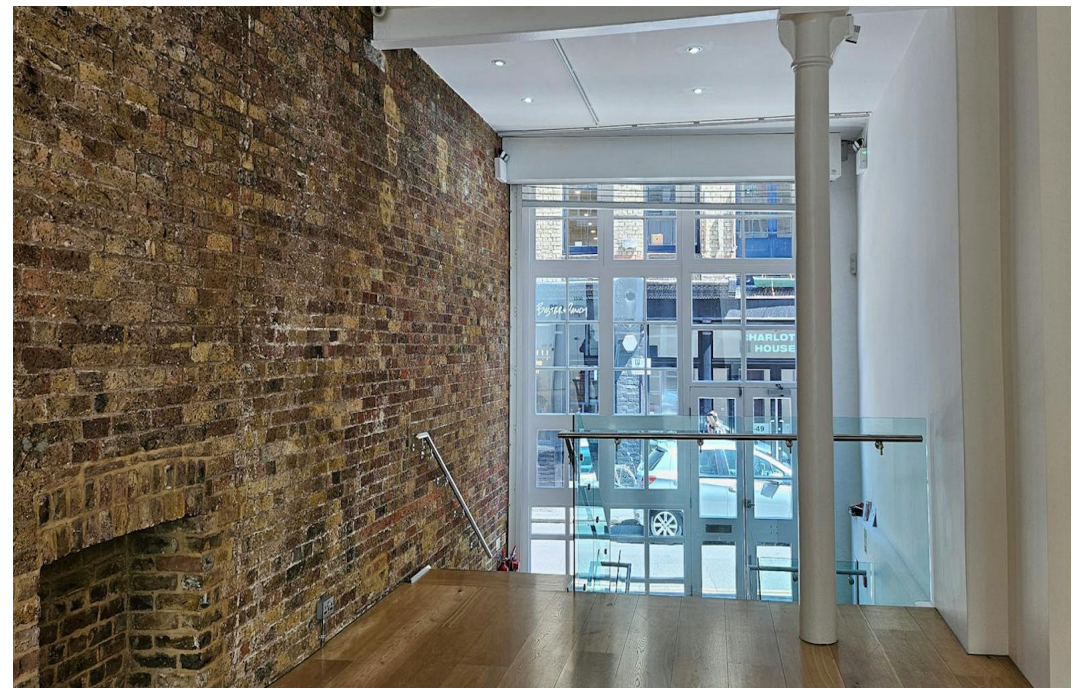
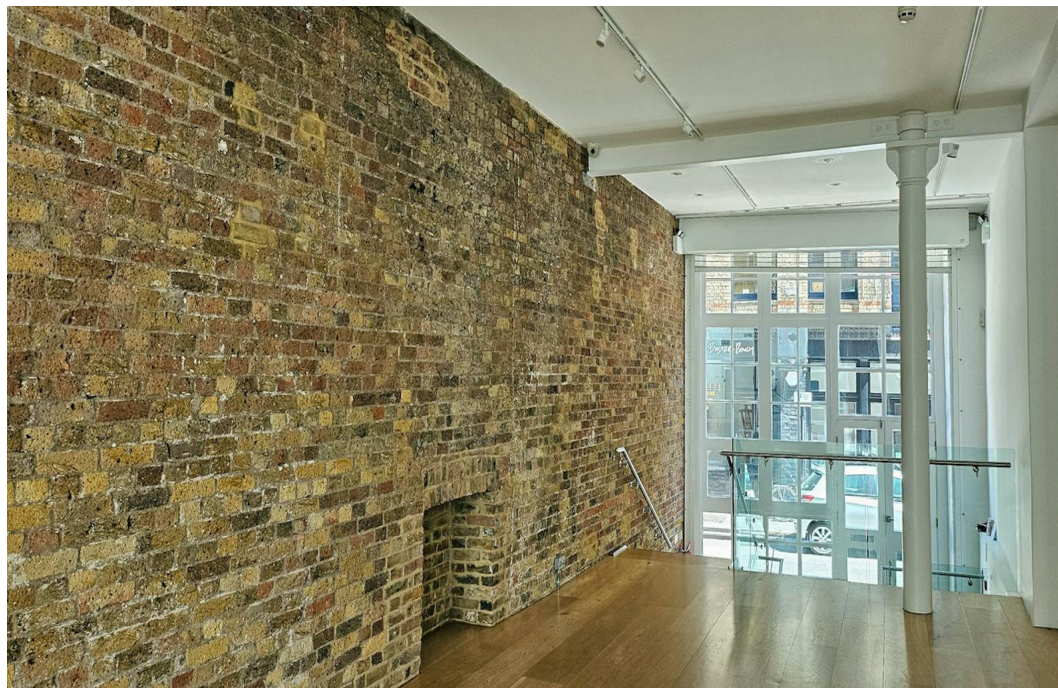
Location

The premises form part of an attractive restored Victorian furniture warehouse on the west side of Charlotte Road neighbouring The Royal Drawing School in the heart of the Shoreditch Triangle. The 'Shoreditch Triangle' is a busy mixed-use area occupied by many thriving creative and tech businesses and is well served by hotels, shops, amenities, transport, eateries and bars. Old street, Liverpool, Street and Shoreditch High Street Stations are all within easy walking distance.

Key points

- Great ceiling height
- Exposed brickwork
- Front and rear access
- Full of period character
- Well-presented with quality finishes
- Self contained showroom





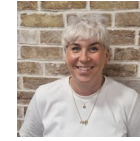
Accommodation

Name	sq ft	sq m	Availability
Ground	1,139	105.82	Available
Lower Ground	1,011	93.92	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£75,000 per annum
Rates	£17,090 per annum
Service Charge	£6,000 per annum including insurance
VAT	Applicable
EPC	C (73)

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

Joint Agents

Michael Newell (Dominion)
0779 876 4076 | 0207 749 9476

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 15/07/2024