



**STIRLING
ACKROYD**

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**

stirlingackroyd.com



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.

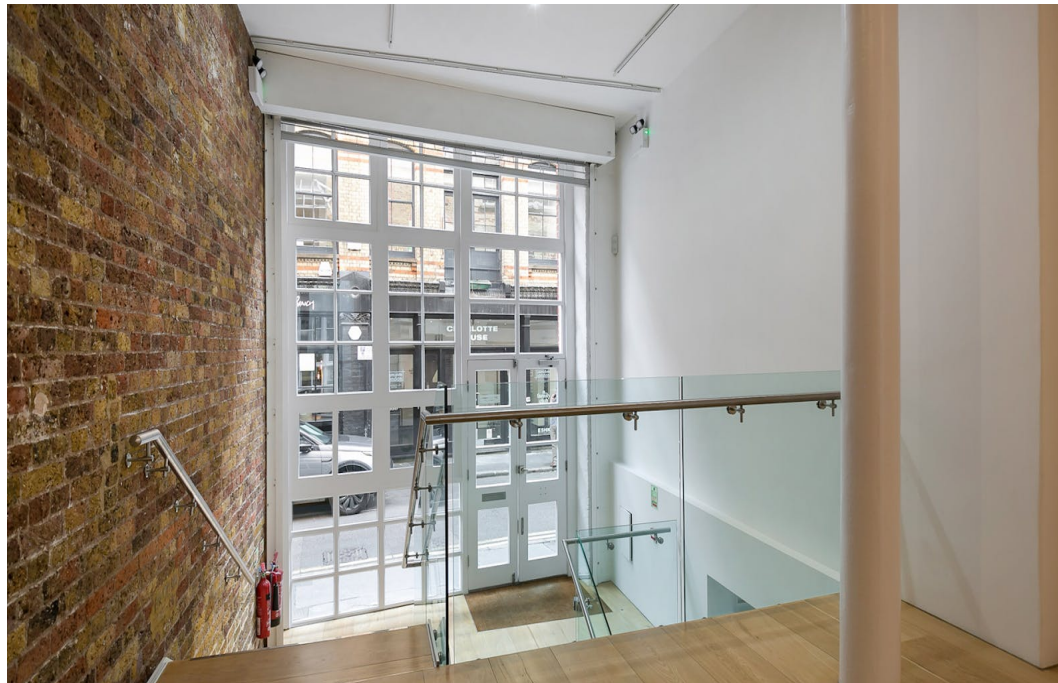
Location

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



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