



**TO LET**

**55 Curtain Road,  
London, EC2A 3PT**

**1,119 to 1,157 sq ft**

**Ground floor Shoreditch  
showroom**

**JEALOUS**

**theAudience**

CURTAIN ROAD

↑  
Congestion charging  
Central ZONE  
Mon-Fri 7am-6pm

20  
ZONE

B.L.T. PH  
BIG IDEAS



**VIDEO TOUR**

**stirlingackroyd.com**

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## Description

The ground floor would suit showroom occupiers who can benefit from the return frontage and high ceilings.

Polished concrete flooring and ceilings, two glass partitions allow the space to be used for a range of businesses, and is regularly occupied by pop ups including plants, electric bikes, textiles and homewares

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## Location

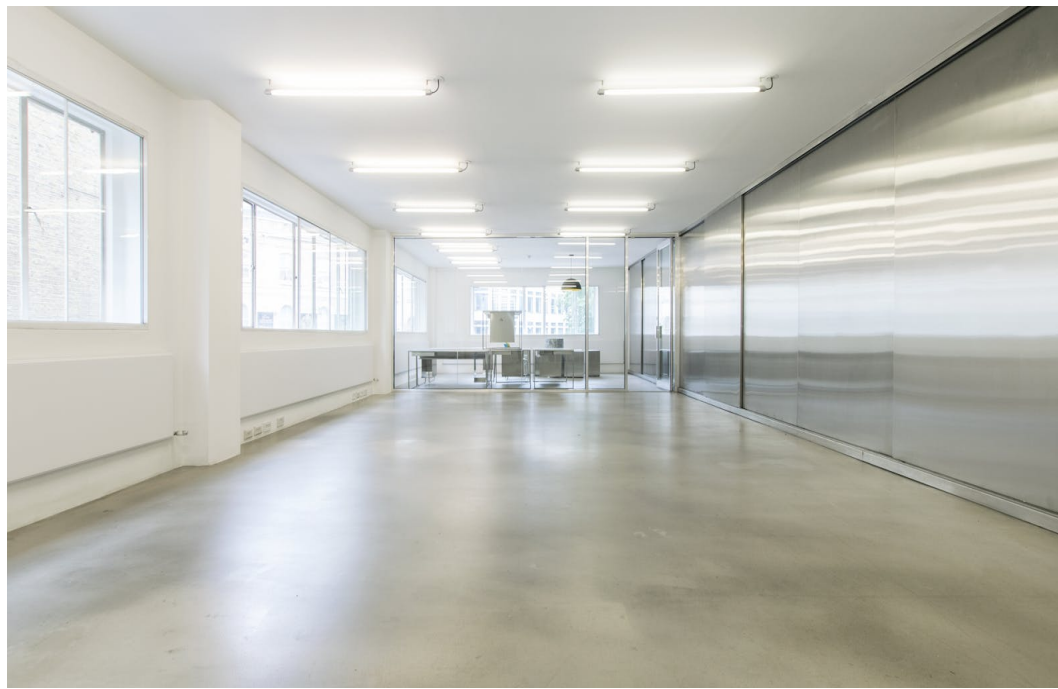
The property is located on the border of The Shoreditch Triangle on the western side of Curtain Road between the junctions of Gatesborough Street and Luke Street. The property benefits from good transport links, with Liverpool Street Station and Old Street Station both approximately a 5 minute walk away.

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## Key points

- Ground floor - 1,119 square feet
- Return Frontage
- Fantastic natural light and polished concrete floor
- Self-contained entrance
- Flexible lease for 12-24 months





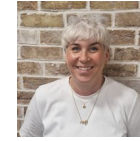
## Accommodation

Name	sq ft	sq m	Tenure	Availability
Ground	1,119	103.96	To Let	Available
1st	1,145	106.37	To Let	Under Offer
2nd	1,157	107.49	To Let	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	Rent on application
Rates	£17.61 per sq ft
Service Charge	On application
VAT	To be confirmed
EPC	E (122)

## Viewing & Further Information



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