



TO LET

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

1,291 sq ft

**Second floor warehouse
offices in the heart of
Shoreditch with terrace**



VIDEO TOUR

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Description

This converted Victorian warehouse building offers an open-plan layout bursting with original character including exposed brickwork, timber flooring and sash windows alongside modern amenities such as air conditioning and CAT 5 cabling. Windows at the front and rear provide excellent natural light. The second floor benefits from having the use of a communal roof terrace and bookable meeting rooms.

Location

The property is located on Charlotte Road, close to its junction with Rivington Street, in the centre of the popular "Shoreditch Triangle". This busy mixed-use area is occupied by many thriving creative and tech businesses, and is well served by hotels, shops, amenities, transport, eateries and bars.

Key points

- Second floor - 1,292 square feet
- Communal terrace
- Timber flooring
- Excellent natural light
- Exposed brickwork
- Open Plan





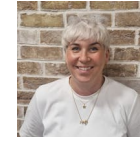
Accommodation

Name	sq ft	sq m	Availability
2nd	1,291	119.94	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£22 per sq ft
Service Charge	£3.50 per sq ft
VAT	To be confirmed
EPC	C (59)

Viewing & Further Information



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