



**STIRLING
ACKROYD**

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

stirlingackroyd.com



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



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

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 25/09/2024