



**STIRLING  
ACKROYD**

## **TO LET**

**5 Charlotte Road,  
London, EC2A 3DH**

**2,550 sq ft**

**Authentic self-contained  
warehouse building in the  
heart of Shoreditch  
Triangle**





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## Description

5-6 Charlotte Road has been carefully refurbished to give it a new lease of life, local architect Rossa Prendegast has tastefully and timelessly blended the old and the new. The premises offers a fully self-contained Victorian warehouse building arranged over lower ground to second floors and benefits from live/work use.

5 Charlotte Road benefits from street frontage as well as an abundance of natural light throughout. The recent thorough refurbishment added full air conditioning, feature lighting by FLOS and a brand new main incoming fibre cable. The premises should be of strong interest to media, tech and creative occupiers.

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## Location

Situated on Charlotte Road in the heart of Shoreditch, between the junctions with Rivington Street and Great Eastern Street. The building is situated amongst an array of bars, restaurants and commercial occupiers.

The property is located a few minutes walk from Old Street and Shoreditch High Street Stations, as well as Liverpool Street Station also being within close proximity.

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## Key points

- Total space available - 2,550 square feet
- Rent inclusive of rates and service charge
- Self contained
- Air conditioning
- Exposed brickwork and wooden flooring
- Character features throughout
- Undesignated live/work usage
- Shower







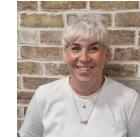
## Accommodation

Name	sq ft	sq m	Tenure	Availability
Lower Ground	505	46.92	To Let	Available
Ground	645	59.92	To Let	Available
1st	700	65.03	To Let	Available
2nd	700	65.03	To Let	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£59.50 per sq ft Inclusive of business rates and service charge
Rates	included
Service Charge	included
VAT	On application
EPC	B (40)

## Viewing & Further Information



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