



**STIRLING  
ACKROYD**

**TO LET**

**57-60 Charlotte Road,  
London, EC2A 3QT**

**1,215 sq ft**

**Prime Shoreditch  
boutique  
retail/showroom  
premises**



**VIDEO TOUR**

**stirlingackroyd.com**





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## Description

The premises occupies the ground and lower ground floors of a stunning original warehouse building and benefits from good frontage, excellent ceiling height, exposed brickwork and wooden floors. The unit benefits from the E-use class and is suitable for a range of occupiers.

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## Location

Hudson Yard is located in a prime position on Charlotte Road, between the junctions with Rivington Street and Great Eastern Street in the heart of Shoreditch. The building is situated amongst a host of showrooms, bars, restaurants and some of the leading commercial occupiers in the City Fringe.

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## Key points

- Total space - 1,216 square feet
- Attractive shop front
- Warehouse building in the heart of Shoreditch Triangle
- Exposed brickwork
- Original timber flooring
- Situated close to Buster & Punch and Tala lighting
- Ground and lower ground floors
- Excellent ceiling height







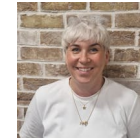
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## Rents, Rates & Charges

Lease	New Lease
Rent	£50,000 per annum
Rates	£12 per sq ft
Service Charge	£4 per sq ft
VAT	Applicable
EPC	C (69)

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## Viewing & Further Information



**Lucy Stephens**  
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## Joint Agents

BELCOR (Joint Agent)  
Belchack Corin (Joint Agent)

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