



## TO LET

45-46 Charlotte Road,  
London, EC2A 3PD

800 sq ft

Authentic Shoreditch  
warehouse office on  
inclusive rent package



---

## Description

Comprising a third floor (top) floor loft studio in a beautiful victorian warehouse conversion. The premises are a multi occupied thriving building, housing a range of occupiers from design agencies, film and tv, architects and photographers. Occupiers benefit from a community vibe and would suit likeminded business who enjoy working in a creative and inspiring setting.

---

## Location

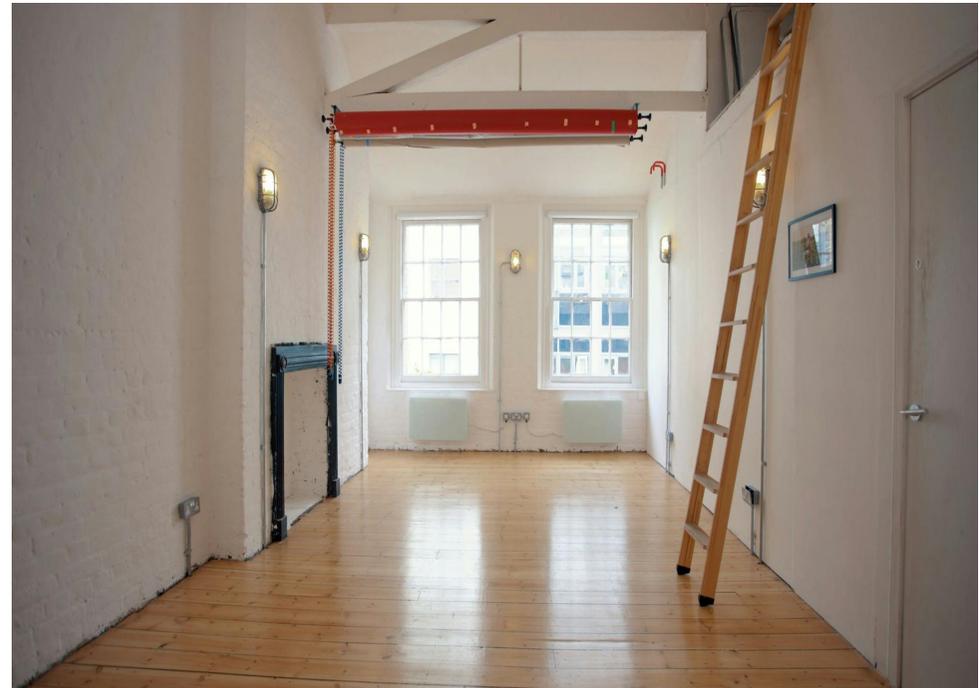
Just a few minutes from Hoxton Square and Old Street station the premises are well located for transport, socialising and easily accessible for clients and employees.

Shoreditch has a range of restaurants, wine bars, coffee shops and is a fantastic place to work.

---

## Key points

- original timber flooring
- painted brickwork
- authentic loft studio
- original loading doors to front
- pitched roof
- kitchen
- shared wcs





## Rents, Rates & Charges

Lease	New Lease
Rent	£3,500 per month
Rates	included in rent
Service Charge	included in rent
VAT	Not applicable
EPC	EPC exempt - Listed building

## Viewing & Further Information



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Joe Harris**  
020 3967 0103  
07809091305  
jharris@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
07947728313  
hmann@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 28/02/2024