

First Floor - Unit 2, 37-42 Charlotte Road, Shoreditch, London, EC2A 3PG

TO LET

Office

871 sq ft / 80.9 sq m

£32,000.00 per annum

Superb studio workspace in high quality refurbished warehouse in central Shoreditch



- Great natural light
- Real wood floor
- Two glazed meeting rooms
- Exposed brickwork
- Kitchenette
- Private toilet and shower
- Passenger lift



Description

The available unit occupies part of the first floor of a comprehensively and carefully refurbished Victorian warehouse building and is accessed via a common entrance from Charlotte Road. The space benefits from superb natural light provided by large windows along the two long sides and character from solid wood floors and plenty of exposed brickwork. The unit is currently configured as a largely open-plan space with two quality glazed meeting rooms/offices to one end (which can be removed).

Location

The building is located on the east side of Charlotte Road, close to the junction with Great Eastern Street, at the heart of the vibrant 'Shoreditch Triangle'. The location is also very well-served with transport options close by including Old Street, Liverpool Street and Shoreditch High Street Stations.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total year	Availability
1st - Unit 2	871	80.9	£32,000 /annum	£13,099 /annum	£5,554 /annum	£50,653	Available

Tenure

New Lease

EPC

D

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

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