

TO LET

Clere House, 3 Chapel Place, London, EC2A 3DQ

1,953 sq ft

Characterful and fully fitted self-contained office building in the Shoreditch Triangle.



Description

This beautifully renovated self-contained building spans across three meticulously designed floors, nestled within a serene courtyard enclave in the vibrant heart of Shoreditch.

Each floor boasts a predominantly open-plan layout, thoughtfully equipped with workstations, well-appointed meeting rooms, and fully fitted kitchens, ensuring a seamless and dynamic work environment. In addition to its impressive interiors, the property offers exclusive access to a communal courtyard.

Location

Chapel Place is an attractive private courtyard development accessed from Rivington Street and Old Street, within the vibrant 'Shoreditch Triangle'. This busy mixed-used area is occupied by many thriving businesses and is well served by many shops, eateries, bars and amenities.

Key points

- Total space 1,953 square feet
- Fully self-contained, set over three floors
- Top floor pitched roof
- Air conditioning

- · Recently refurbished to a high standard
- Fully fitted
- Excellent natural light throughout
- Communal outside space in courtyard

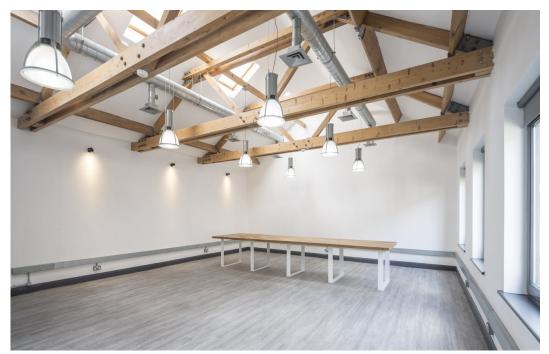












Accommodation

Name	sq ft	sq m	Availability
Ground	605	56.21	Available
1st	660	61.32	Available
2nd	688	63.92	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£17 per sq ft
Service Charge	£5 per sq ft
VAT	Applicable
EPC	On application

Viewing & Further Information



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com



Brett Sullings 020 3967 0103 07826547772 bretts@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 14/10/2024