

# Compton

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## Shoreditch

141-145 Curtain Road  
EC2A 3BX

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Three newly refurbished office floors in the heart of Shoreditch, fully fitted to an exceptional standard and ready for immediate occupancy

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## For Rent

2,253 to 7,556 ft<sup>2</sup>

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020 7101 2020  
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## Location

Curtain Road is located in the heart of Shoreditch, EC2, one of London's most vibrant and dynamic areas. Known for its wide mix of creative industries, tech start-ups, and trendy bars and restaurants, Shoreditch is a prime destination for both business and leisure.

The area is well-served by public transport, with several stations within walking distance. The closest stations are:

- Old Street Station (Northern Line and National Rail) - approximately a 7-minute walk.
- Shoreditch High Street Station (Overground) - about a 9-minute walk.
- Liverpool Street Station (Central, Circle, Hammersmith & City, and Metropolitan Lines, and National Rail) - around a 12-minute walk

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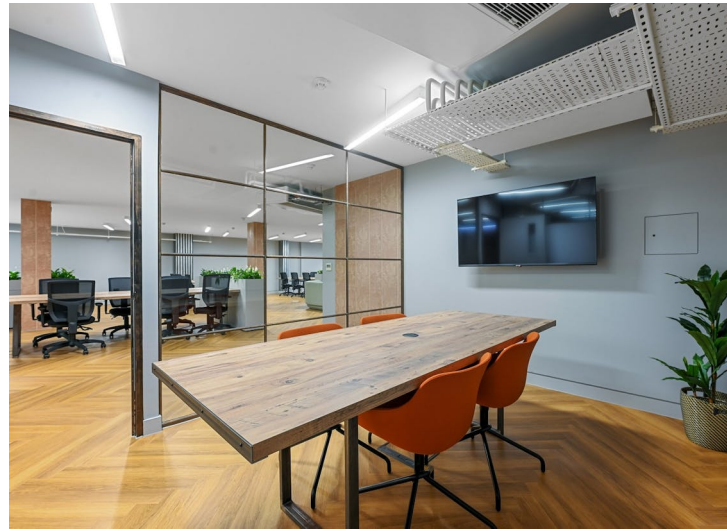
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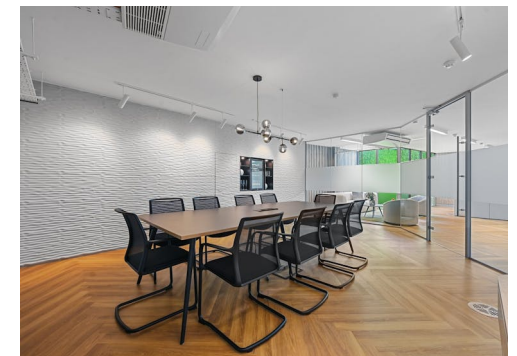
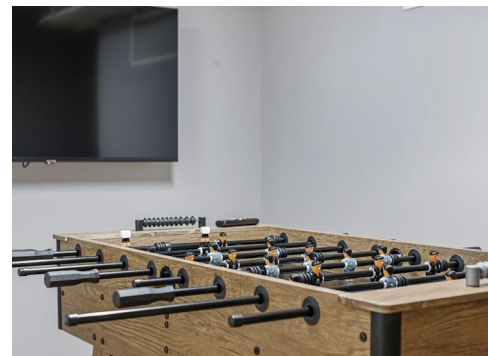
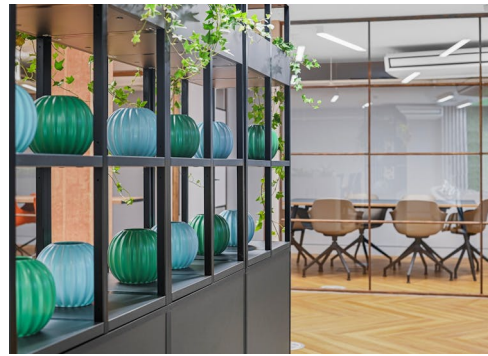
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## Amenities

- Newly refurbished
- Fully Fitted Plug & Play
- Communal roof terrace
- Fibre ready
- Private roof terrace
- Available now
- 24 hour access
- Air conditioning
- Approved Planning Consent for Roof Terrace to be finished by June 2025

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## Description

Introducing a rare opportunity to lease fully fitted, premium office space at 141 Curtain Road in the vibrant heart of Shoreditch. All three available floors have recently undergone a complete refurbishment and is now fitted out to the highest standard, offering a truly turn-key, plug-and-play workspace ready for immediate occupancy.

Each floor is meticulously designed to cater to modern business needs, featuring an abundance of meeting rooms, breakout areas, and high-spec kitchens, providing a flexible and dynamic working environment.

The 3rd floor is particularly notable, boasting a stunning private roof terrace, high ceilings and large windows which floods the space with natural light.

All floors will have access to the panoramic roof terrace to be finished by June 2025.

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## Content

View on Website



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## Landlord

VITCORP

## Tenure

Leasehold

## Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

## Availability

Available now

## VAT

The property is elected for VAT

## Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

## Local Authority

The London Borough of Hackney



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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
3rd - Fully Fitted	2,253	£65	£19	£7.21	£91.21	£17,124.68	£205,496.13	Coming Soon
2nd - Fully Fitted	2,616	£55	£18.16	£7.21	£80.37	£17,520.66	£210,247.92	Coming Soon
1st - Fully Fitted	2,687	£55	£19.10	£7.21	£81.31	£18,206.66	£218,479.97	Coming Soon
Total	7,556	£58.33	£18.75	£7.21	£84.30	£52,852	£634,224.02	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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