



**STIRLING  
ACKROYD**

## **TO LET**

**2nd Floor, 29 Charlotte  
Road, London, EC2A 3PF**

**710 sq ft**

**Prime Shoreditch office  
in converted warehouse,  
with excellent natural  
light and ceiling height.**



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**





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## Description

This converted Victorian warehouse building offers an open-plan layout bursting with original character including exposed brickwork, timber flooring and sash windows alongside modern amenities such as air conditioning and CAT 5 cabling. Windows at the front and rear provide excellent natural light. The second floor benefits from having the use of a communal roof terrace and bookable meeting rooms.

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## Key points

- Total unit space - 710 square feet
- Self-contained
- Converted warehouse
- Excellent natural light
- Shower
- Kitchenette
- Air cooling units
- Voice entry system



## Location

The property is located on Charlotte Road, close to its junction with Rivington Street, in the centre of the popular "Shoreditch Triangle".

This busy mixed-use area is occupied by many thriving creative and tech businesses, and is well served by hotels, shops, amenities, transport, eateries and bars.

## Transport Links



Shoreditch High Street 0.2 Miles



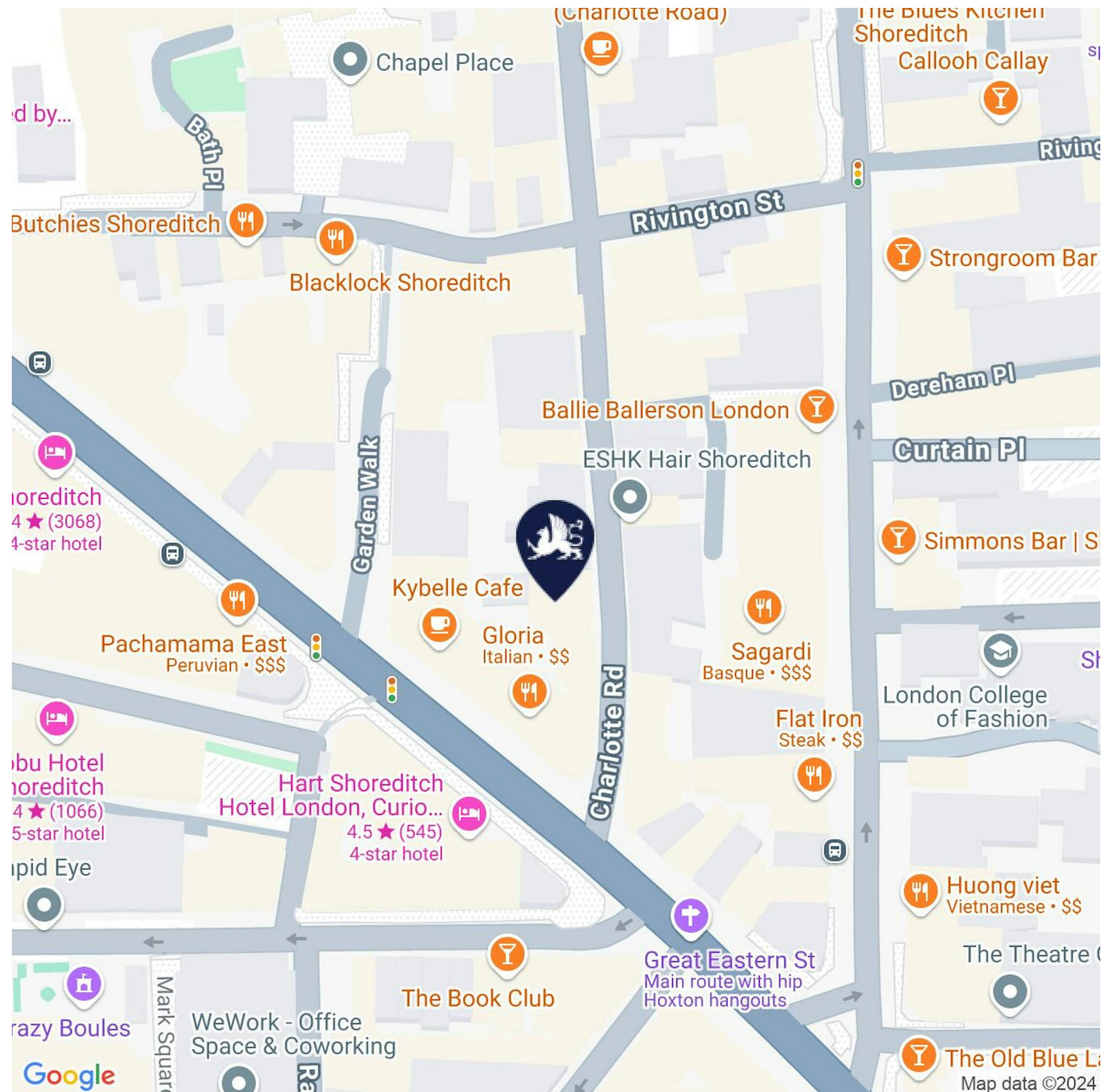
Old Street 0.3 Miles



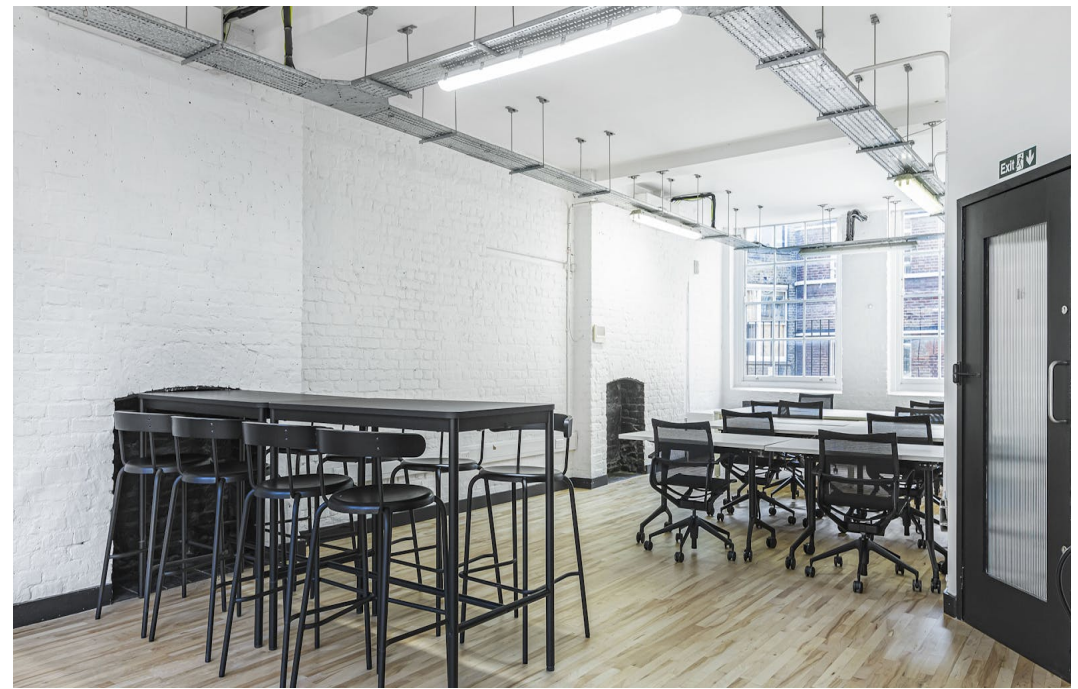
Hoxton 0.5 Miles



Liverpool Street 0.5 Miles









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## Accommodation

Name	sq ft	sq m	Availability
2nd	710	65.96	Available

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## Rents, Rates & Charges

Lease	
Rent	£32,000 per annum
Rates	£12,421.50 per annum
Service Charge	£265.83 per month Business rates, broadband and utilities are additional
VAT	Applicable
EPC	B (32)

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## Viewing & Further Information



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