



**STIRLING
ACKROYD**

TO LET

**Unit 3 Hudson Yard, 58
Charlotte Road, London,
EC2A 3QT**

1,084 sq ft

**Warehouse style office
space in prime Shoreditch**



Description

This 1st floor office forms part of a stunning original warehouse building. The premises offers beautiful office space which benefits from excellent natural light, exposed brickwork, stunning wooden floors, meeting room, kitchenette and two WC's. This office would be of strong interest to a range of media, tech or other occupiers.

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 a range of amenities including Gloria, Blackrock, Breakfast Club, Hoxton Hotel and Art O'tel.

Key points

- Excellent Transport Link
- Prime Shoreditch Location
- Excellent Natural Light
- Private Courtyard
- Open Plan Space
- Great Ceiling Height





Rents, Rates & Charges

Lease	New Lease
Rent	£55 per sq ft Fully managed offering available for £111.50 per sq ft
Rates	£16 per sq ft
Service Charge	£8 per sq ft
VAT	On application
EPC	On application

Viewing & Further Information



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