



23 Charlotte Road

Shoreditch, EC2A 3PB

**994 sq ft Office space in a  
prime Shoreditch location.**

**994 sq ft**  
(92.35 sq m)

## Summary

<b>Available Size</b>	994 sq ft
<b>Rent</b>	£45,000 per annum
<b>Rates Payable</b>	£13.55 per sq ft
<b>Rateable Value</b>	£27,000
<b>Service Charge</b>	£3,800 per annum
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon Enquiry

## Description

The large open-plan space is dual aspect, with an east-facing window and glazed double doors with a Juliet balcony to Charlotte Road at the front, and west-facing windows to the rear. A full-height glazed partition has been erected to create a very pleasant meeting room at the front of the space, with the remainder currently used as an office. There is a compact galley kitchen and there are two WCs.

The space is on the second floor of a Victorian warehouse which has been tastefully refurbished to a high standard. It has an impressive street entrance, with detailed brickwork and wooden double doors. Inside, the space is light and bright, with a neutral palette of white walls and ceilings, wood floors, and a mix of downlighters and ceiling light fittings. Period features, including painted brick walls and sash windows, add character to the space.

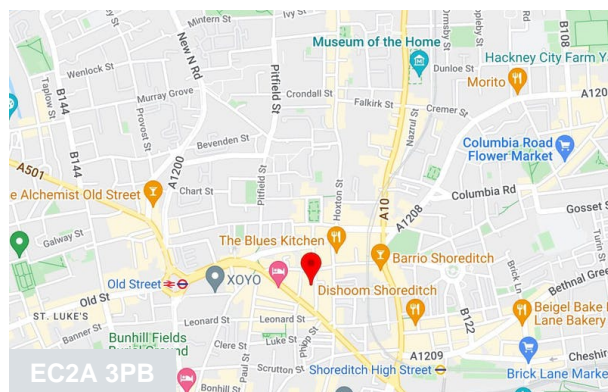
## Location

Located towards the south end of Charlotte Road, this workspace is in the heart of creative Shoreditch, close to both Old Street and Shoreditch High Street stations, and just a 10-minute walk to the City.

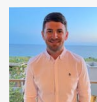
## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd	994	92.35	Available
<b>Total</b>	<b>994</b>	<b>92.35</b>	



## Viewing & Further Information



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