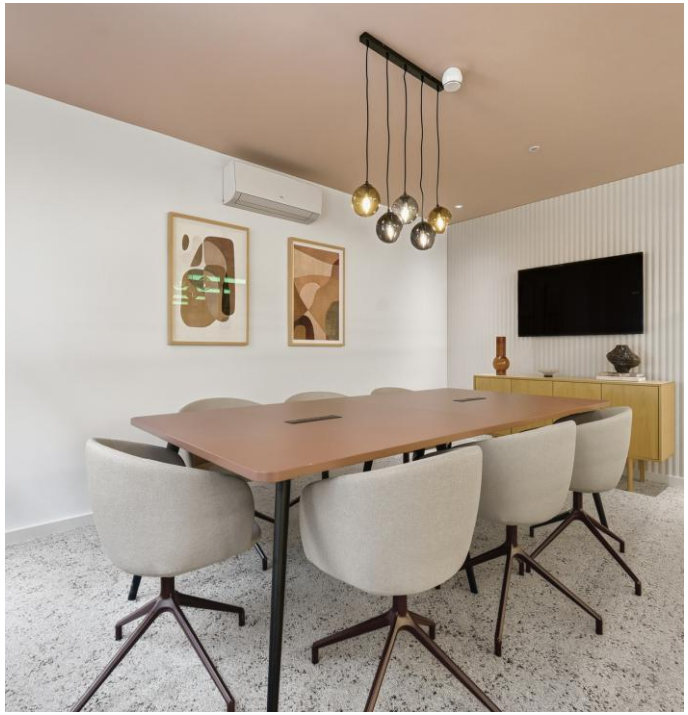
BELCOR

CURTAIN COURTYARD, 152-154 CURTAIN ROAD, EC2

1,018 SQ FT
NEWLY REFURBISHED WAREHOUSE STYLE OFFICES IN THE HEART OF SHOREDITCH, EC2



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152-154 CURTAIN ROAD
EC2

DESCRIPTION

Curtain Courtyard comprises ground to 3rd floors of an attractive original warehouse building in the heart of Shoreditch which is currently being redesigned and refurbished by Whitepaper. The floors will offer best in class creative fully fitted office space with excellent natural light, air-conditioning, crital style glazed meeting rooms and new kitchens. The spaces can be offered as individual floors or as an entire self-contained building.

AMENITIES

WHITEPAPER DESIGNED WAREHOUSE STYLE OFFICE BUILDING

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TRANSPORT

Old Street – 5 Mins Walk

Shoreditch High St – 9 Mins Walk

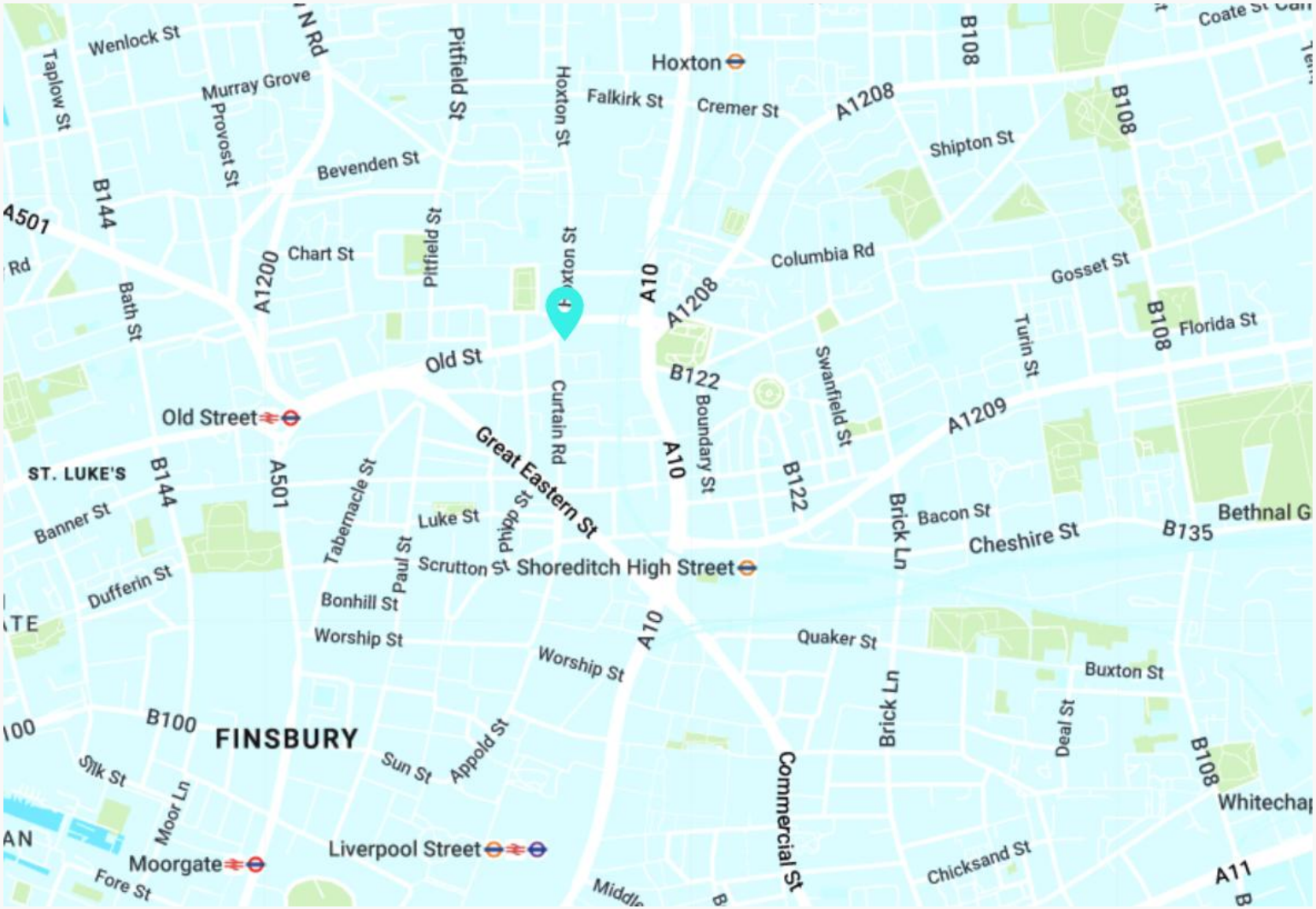
Liverpool Street – 12 Mins Walk

AREA

This office building is located in the heart of Shoreditch's most trendy area in the heart of Shoreditch Triangle, close to the junction with Old Street roundabout, as well as being close to Shoreditch High Street.

Nearby occupiers include; Starbucks, Be At One, Shoreditch Courthouse Hotel, Sticks & Sushi, SneakersnStuff and Carhartt.

LOCATION



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AVAILABILITY

LEASE	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	S/C (PSF)	TOTAL (PCM)	MANAGED (PCM)
Ground Floor	938	let	£59.50	£18.49	£5.00	£6,487	£9,380
1st Floor	1,018	Available	£59.50	£17.40	£5.00	£6,950	£10,180
2nd Floor	1,023	let	£59.50	£16.59	£5.00	£6,913	£10,230
3rd Floor	832	let	£59.50	£15.30	£5.00	£5,532	£8,320

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately.

CONTENT

View on our website

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

The office is also offered on a fully managed basis at £120psf. Please get in touch for more details.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

BELCOR

VIEWINGS VIA JOINT SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

STRETTONS

020 8520 9911
Strettons.co.uk

TEAM

LUCY STEPHENS
DIRECTOR
ls@belcor.london
07789 843 729

DANIEL JACKSON
AGENCY
dj@belcor.london
07725 253 254

020 7375 3444
www.belcor.london