



No.5 Charlotte Road

SHOREDITCH LONDON EC2A



TO LET

STUNNING PLUG AND PLAY SELF CONTAINED NEWLY REFURBISHED WAREHOUSE BUILDING WITH EXPOSED BRICKWORK AND ORIGINAL TIMBER FLOORS. THE PREMISES SHOULD BE OF STRONG INTEREST TO MEDIA, TECH, FASHION AND CREATIVE OCCUPIERS

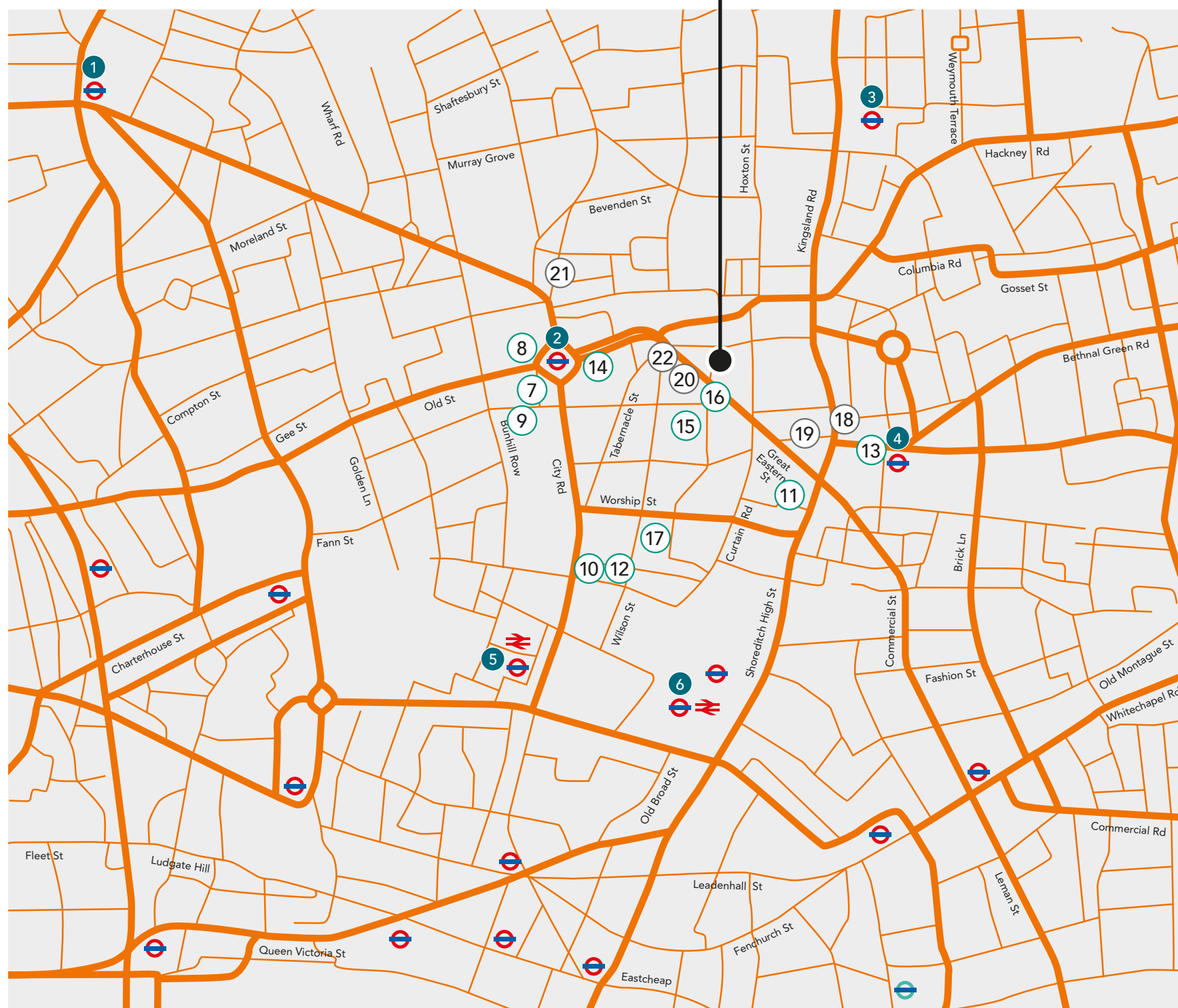
GIA 3,035 SQ FT / NIA 2,503 SQ FT



5 Charlotte Road benefits from street frontage as well as an abundance of natural light throughout. The recent thorough refurbishment added full air conditioning, feature lighting by FLOS and a brand new main incoming fibre cable

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LOCATION



LOCATED IN THE HEART OF SHOREDITCH ON CHARLOTTE ROAD, BETWEEN THE JUNCTIONS OF RIVINGTON STREET AND GREAT EASTERN STREET.

The premises is situated amongst a host of bars and restaurants as well as some of the leading commercial occupiers in the City Fringe. The property is within a few minutes walk of Old Street tube station and Shoreditch High Street Overground Station. Liverpool Street Station is also within close proximity.

TRANSPORT

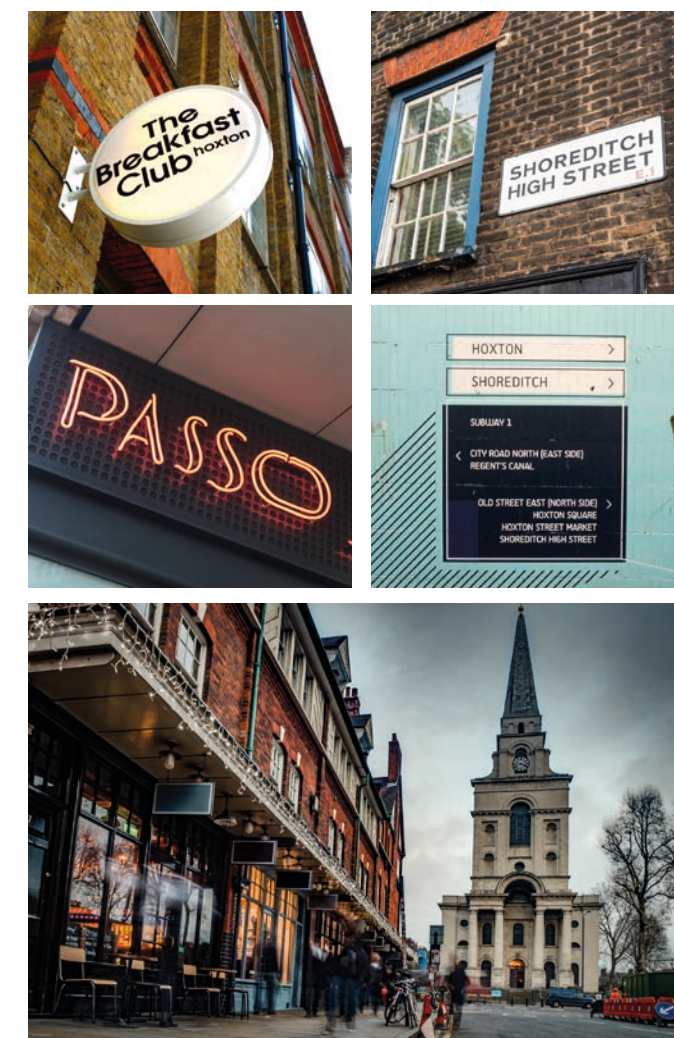
- 1 Angel Station
- 2 Old Street Station
- 3 Hoxton Station
- 4 Shoreditch High Street Station
- 5 Moorgate Station
- 6 Liverpool Street Station

LOCAL OCCUPIERS

- 7 Adobe
- 8 Capital Bank
- 9 Audible UK
- 10 Silicon Bank
- 11 Amazon
- 12 Open Table
- 13 BOXPARK
- 14 Inmarsat
- 15 Vice
- 16 Mixcloud
- 17 Microsoft

HOTELS

- 18 Ace Hotel
- 19 CitizenM
- 20 Hoxton Hotel
- 21 M by Montalm Shoreditch
- 22 Nobu Hotel



SHOREDITCH

SHOREDITCH IS LONDON'S ORIGINAL CREATIVE AND TECH HUB, AND IS ONE OF LONDON'S MAJOR GROWTH AREAS AND MOST DIVERSE OFFICE MARKETS. THE VIBRANT NEIGHBOURHOOD EXTENDS FROM THE CITY OF LONDON IN THE SOUTH TO OLD STREET (SILICON) ROUNDABOUT IN THE NORTH.



Shoreditch and Old Street, known as 'Tech City' have become synonymous with rapidly growing media and tech companies. Global tech behemoths Amazon, Microsoft and Google have all opened offices or campuses in Shoreditch. The area though retains its creative and entrepreneurial spirit, and remains renowned for its abundance of food, drink and entertainment offerings.

The exciting office market is complemented by a variety of leisure hotspots from globally recognised hoteliers, Nobu Hotel, Shoreditch House and Curtain Hotel, to the newest concept destinations including Bounce, Flightclub and the original Boxpark.

SPECIFICATION



5 – 6 CHARLOTTE ROAD HAS BEEN CAREFULLY REFURBISHED TO GIVE IT A NEW LEASE OF LIFE. LOCAL ARCHITECT ROSSA PRENDEGAST HAS TASTEFULLY AND TIMELESSLY BLENDED THE OLD AND THE NEW.

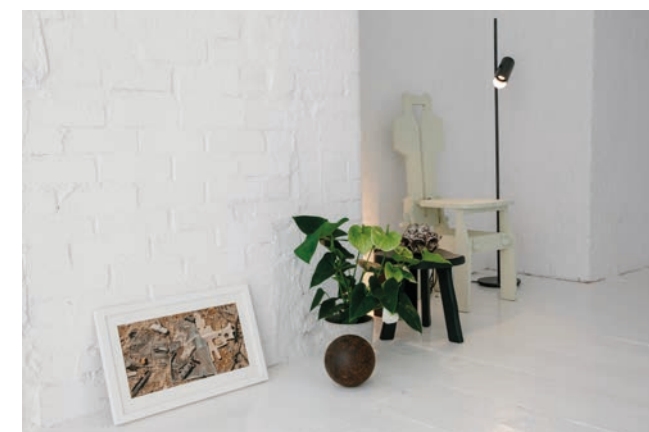
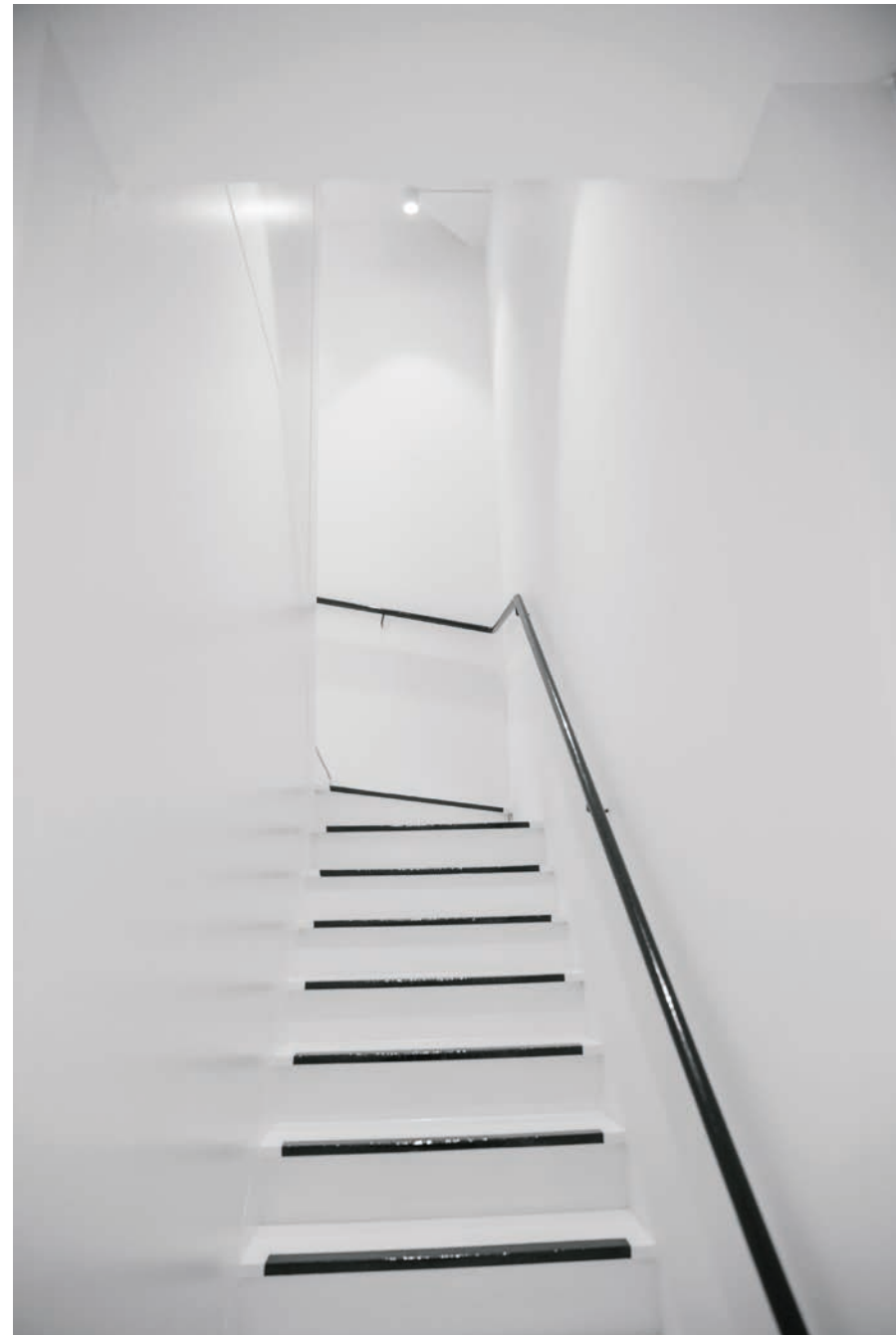


- Painted original wooden floors
- Sensitive juxtaposition of painted and existing exposed brick work
- Newly installed Toshiba Heating and Cooling system. Each Unit works fully independently to offer complete zonal climate control. A+ & A++ Energy Efficiency
- Shower room with textured white brick tiles
- Flos dimmable lighting throughout with fixed and directional fixtures
- Chrome finished contemporary tapware
- Buster and Punch white anodised metal dimmer switches and sockets
- White powder-coated steel framed meeting room pivot door with reeded glass
- Newly installed fibre up to 1 gig bandwidth
- Resin floor in lower ground floor
- White Hanex work surfaces to kitchen and tea points

"THERE ARE SO MANY WONDERFUL ORIGINAL FEATURES IN THE PROPERTY WHICH WE HAVE BEEN VERY CAREFUL TO PRESERVE AND HIGHLIGHT BY JUXTAPOSING THEM WITH CRISP NEW ELEMENTS OF DESIGN. WE'RE VERY PLEASED WITH THE RESULT, WHICH SOMEHOW BLURS THE LINES BETWEEN RETAIL, OFFICE, ART GALLERY AND HOME."

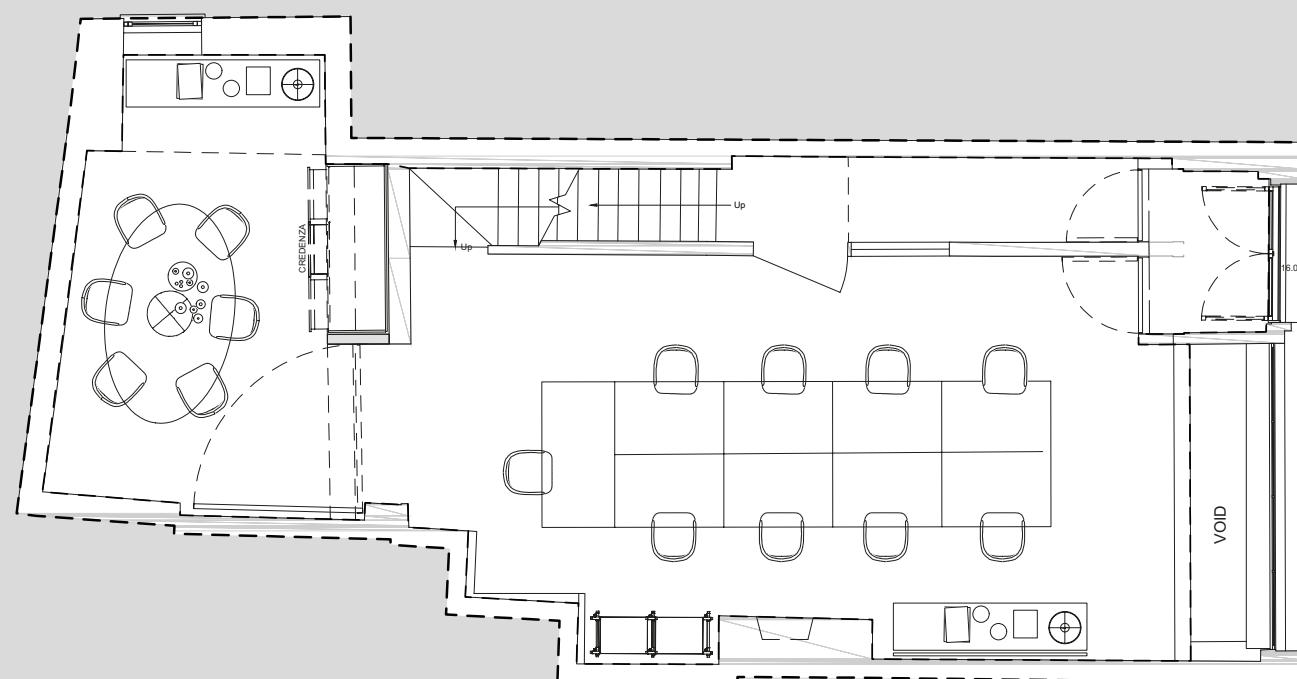


TOP Ground floor toward meeting room
BOTTOM LEFT First floor tea point
BOTTOM MIDDLE First floor
BOTTOM RIGHT Second floor

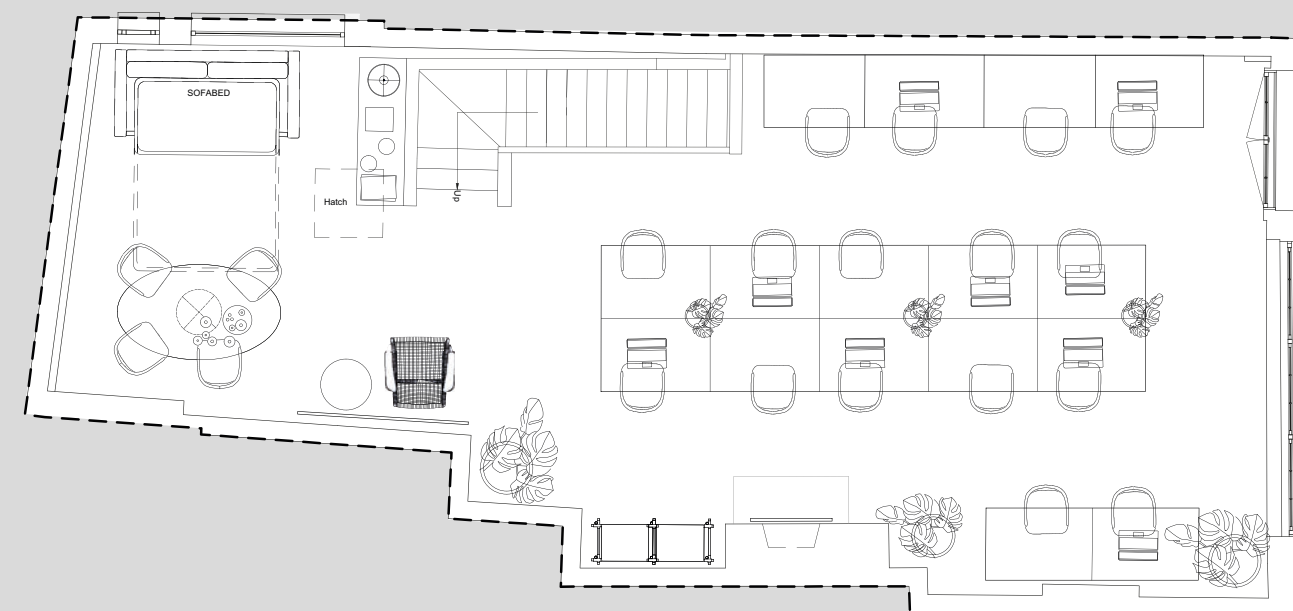


FLOORPLANS

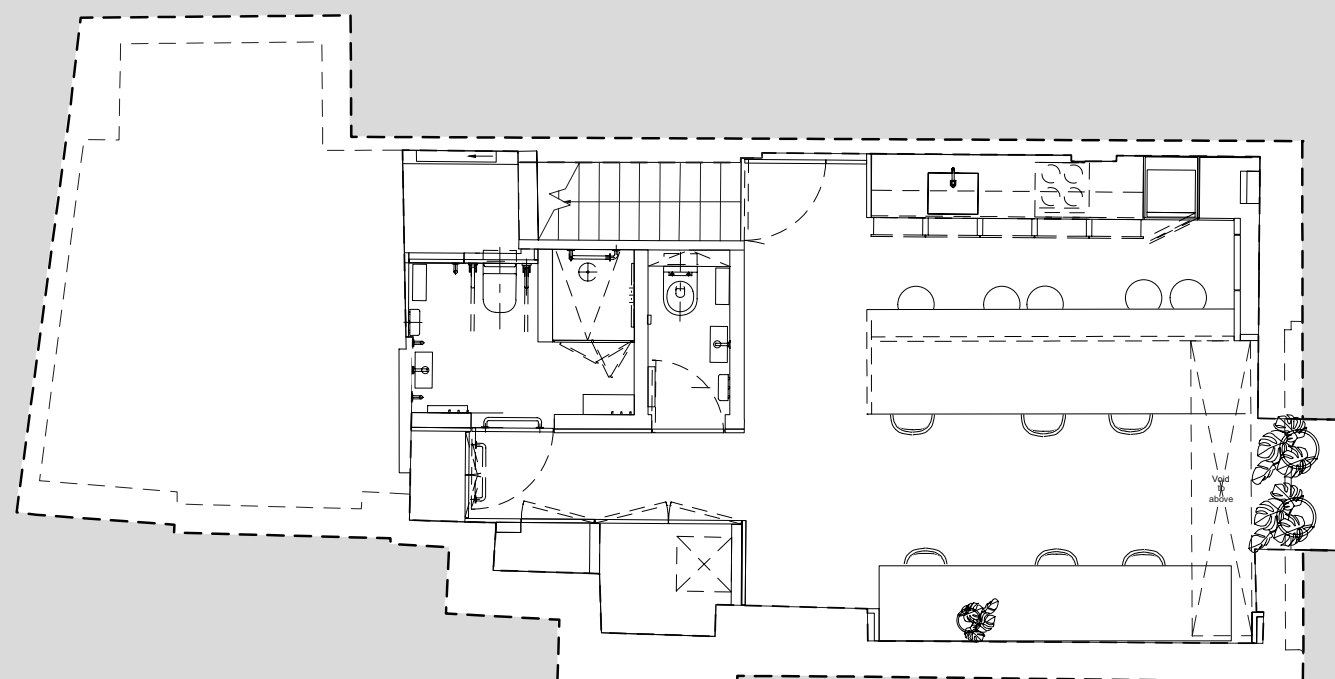
TOTAL Net Internal Area: 2,503 sq ft | Gross Internal Area: 3,035 sq ft



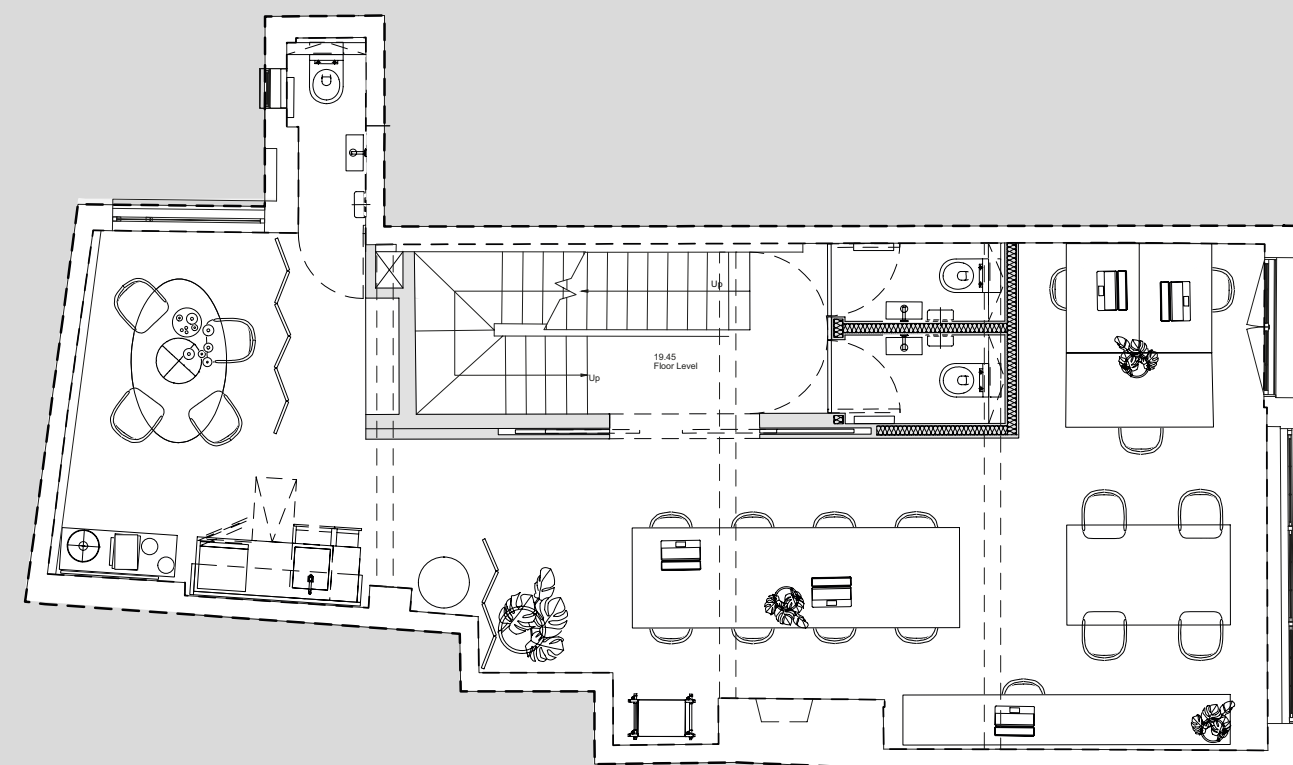
GROUND FLOOR Net Internal Area: 560 sq ft | Gross Internal Area: 844 sq ft



SECOND FLOOR Net Internal Area: 719 sq ft | Gross Internal Area: 838 sq ft



BASEMENT Net Internal Area: 520 sq ft | Gross Internal Area: 520 sq ft



FIRST FLOOR Net Internal Area: 704 sq ft | Gross Internal Area: 833 sq ft

A NEW LEASE IS AVAILABLE FROM THE LANDLORD
TERMS AVAILABLE ON REQUEST

VIEWINGS BY APPOINTMENT THROUGH JOINT SOLE AGENT



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