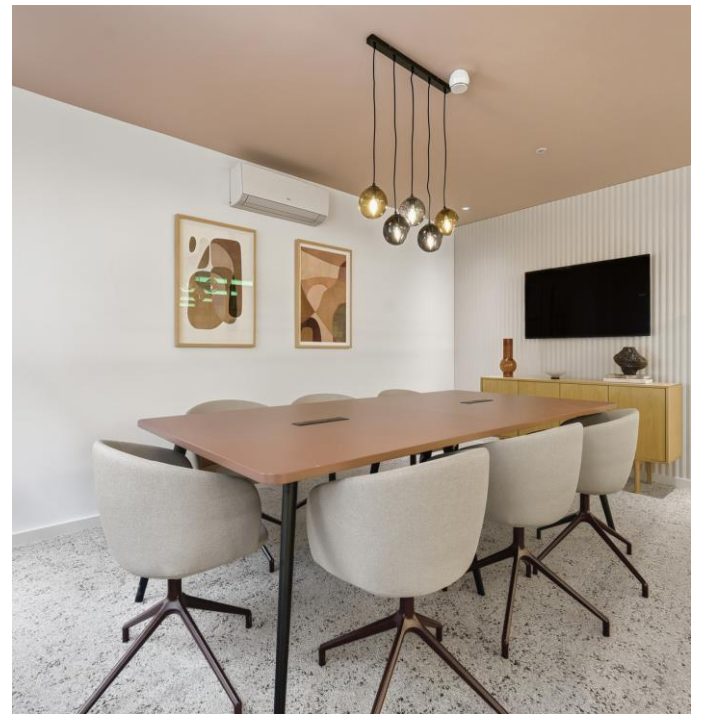


**CURTAIN COURTYARD,
152-154 CURTAIN ROAD,
EC2**

832 - 2,873 SQ. FT
NEWLY REFURBISHED WAREHOUSE STYLE
OFFICES IN THE HEART OF
SHOREDITCH, 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, critical style glazed meeting rooms and new kitchens. The spaces can be offered as individual floors or as an entire self-contained building.

AMENITIES



AIR
CONDITIONING



EXCELLENT
NATURAL LIGHT



EXCELLENT
TRANSPORT LINKS



MEETING ROOMS



BIKE RACKS



OPEN PLAN



PRIME
LOCATION



FULLY FITTED



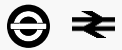
24 HOUR ACCESS

WHITEPAPER DESIGNED WAREHOUSE STYLE OFFICE BUILDING



TRANSPORT

Old Street – 5 Mins Walk



Shoreditch High St – 9 Mins Walk



Liverpool Street – 12 Mins Walk

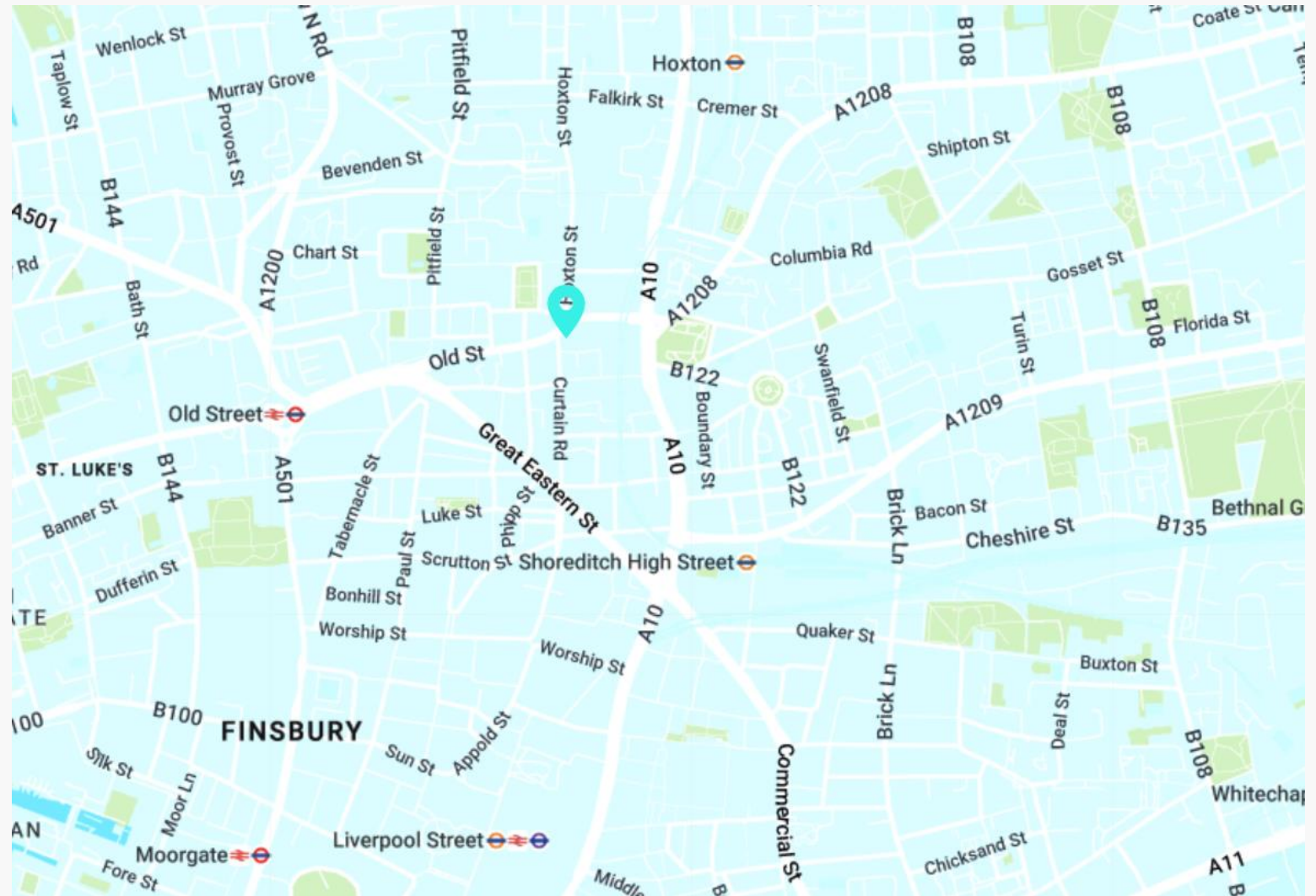


AREA

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



AVAILABILITY

LEASE	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	S/C (PSF)	TOTAL (PCM)	MANAGED (PCM)
Ground Floor	938	Under Offer	£59.50	£18.49	£5.00	£6,487	£9,380
1 st Floor	1,018	Available	£59.50	£17.40	£5.00	£6,950	£10,180
2 nd Floor	1,023	Available	£59.50	£16.59	£5.00	£6,913	£10,230
3 rd Floor	832	Available	£59.50	£15.30	£5.00	£5,532	£8,320
Total	3,811	Available				£25,725	£38,110

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.

VIEWINGS VIA JOINT SOLE AGENTS

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