

# 11a Curtain Road, Curtain Road, London, EC2A 3LT



## TO LET

Office

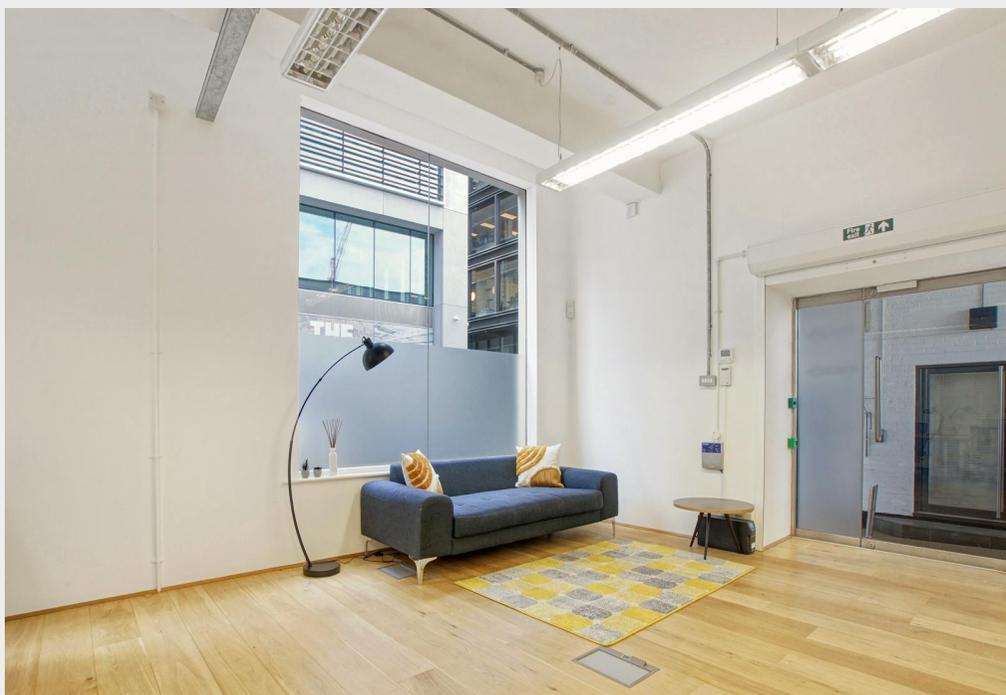
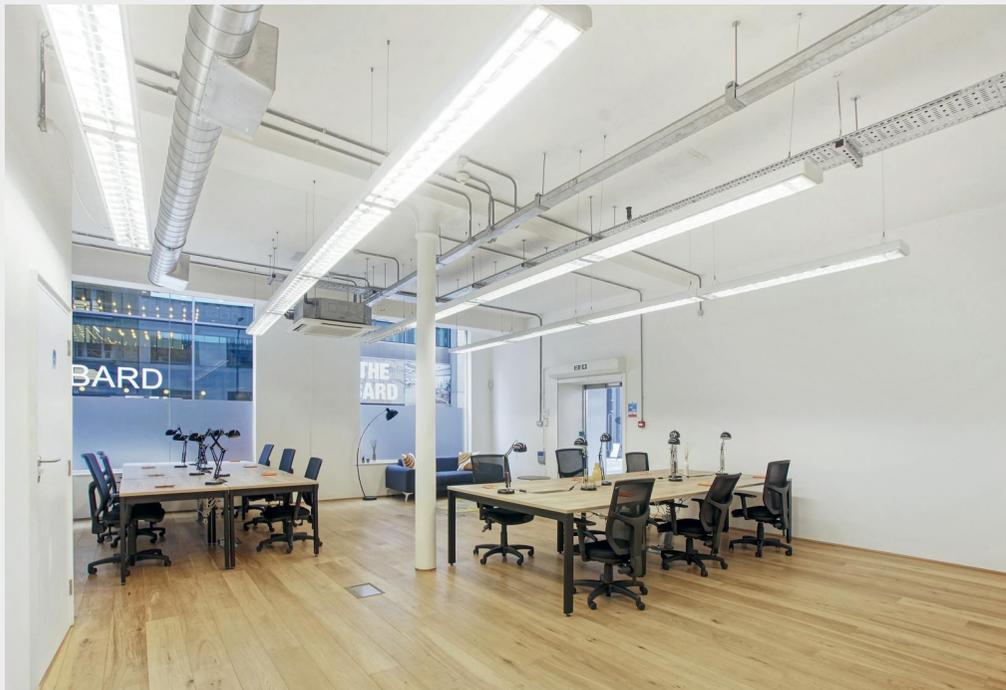
1,020 sq ft / 94.8 sq m

£49.50 per sq ft

# A fully fitted, self-contained ground floor office, offering characterful space with private amenities in the heart of Shoreditch



- Fully fitted ground floor office with its own private entrance feel
- Self-contained accommodation including kitchen and WC
- Current layout for circa 12 desks, with flexibility to reconfigure up to 18
- Excellent natural light and strong character throughout
- Access to a well-maintained communal courtyard
- Surrounded by Shoreditch's best amenities, culture and transport links
- 24/7 access suitable for modern, flexible working

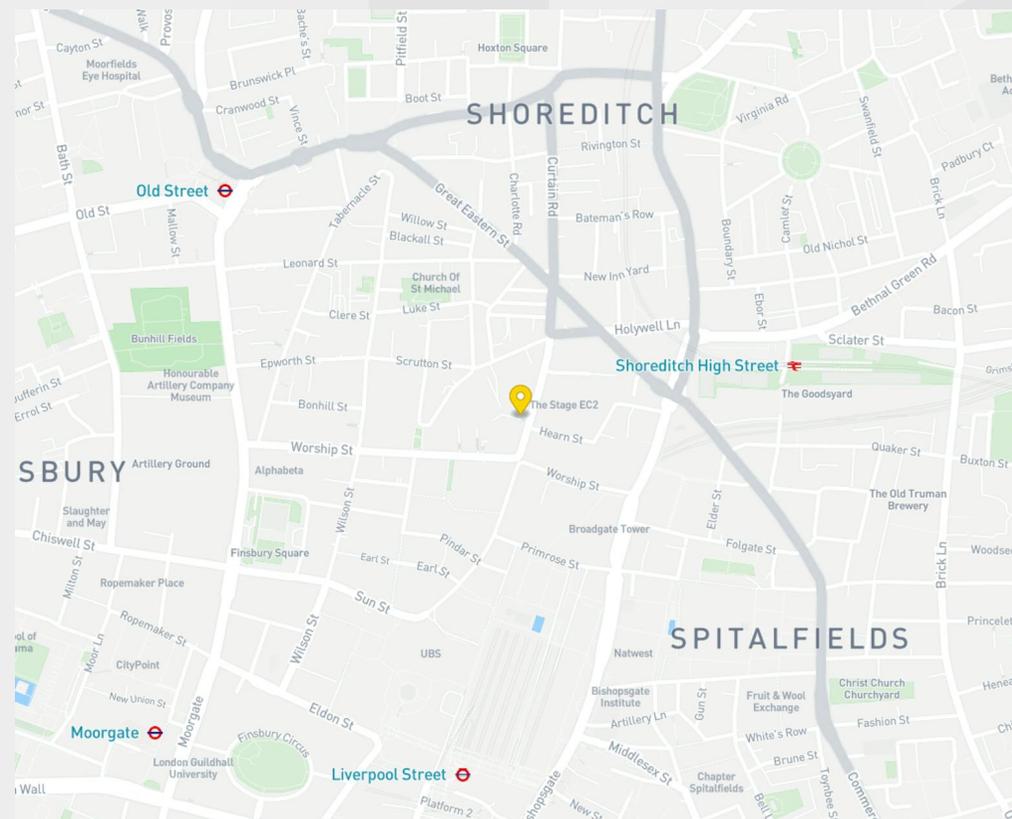


## Description

The ground floor at 11a Curtain Road offers a characterful, self-contained office with a practical and efficient layout. The current configuration provides space for approximately 12 desks, a private meeting room, reception and collaboration area, alongside a fully fitted private kitchen and WC. The floorplate can be reconfigured to accommodate up to 18 desks and benefits from access to a communal courtyard, creating an attractive and flexible working environment.

## Location

Located on Curtain Road in the heart of Shoreditch, the property is surrounded by a wide range of cafés, restaurants, hotels and local amenities. The building sits next to the historic Curtain Theatre, adding a unique cultural identity to the area. Excellent transport connections are available via Shoreditch High Street, Old Street, Liverpool Street and Moorgate, all within easy walking distance.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Ground	1,020	94.76	£49.50 /sq ft	£25.89 /sq ft	£7 /sq ft	£7,003.15	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Upon enquiry

### Configuration

Fitted

### Contacts

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