



STRETTONS

EST. 1931

21 Curtain Road, Shoreditch, London,  
EC2A 3NG

## TO LET

Nursery

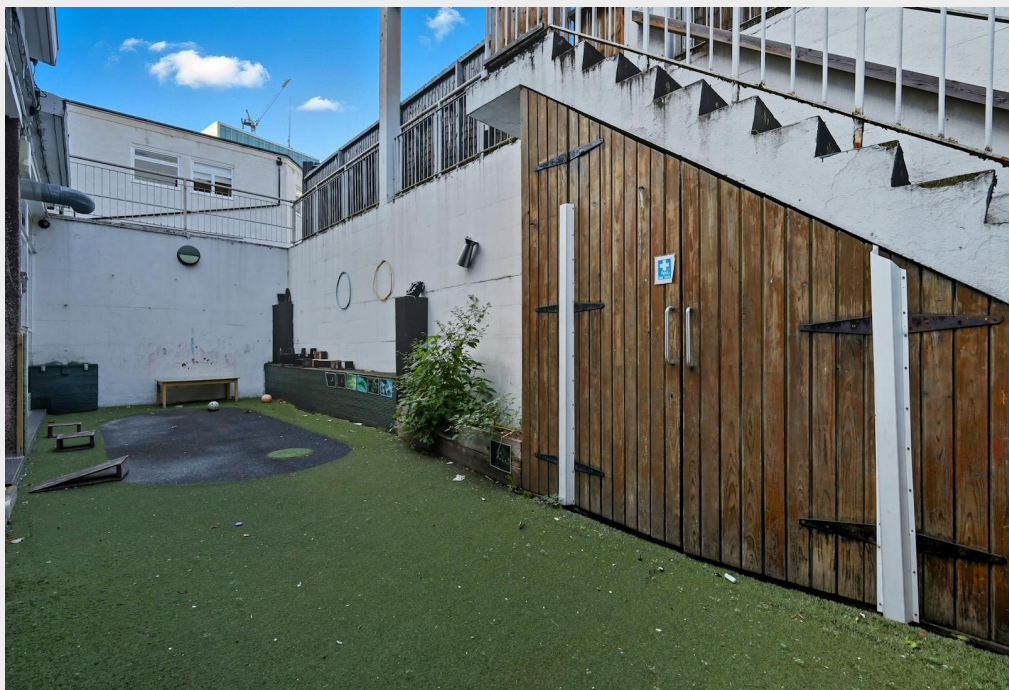
3,078 sq ft / 286 sq m

£25 per sq ft

# Rare Shoreditch Nursery Opportunity with Private Outdoor Space moments from Liverpool Street Station



- Available on a new lease direct from the landlord
- Lease is to contain a rolling break clause from 1st January 2028 subject to negotiation and landlord incentives
- Existing nursery fit-out with specialist kitchen, WC and cleaning facilities
- Two private outdoor play areas
- Centrally located, moments from Liverpool Street Station

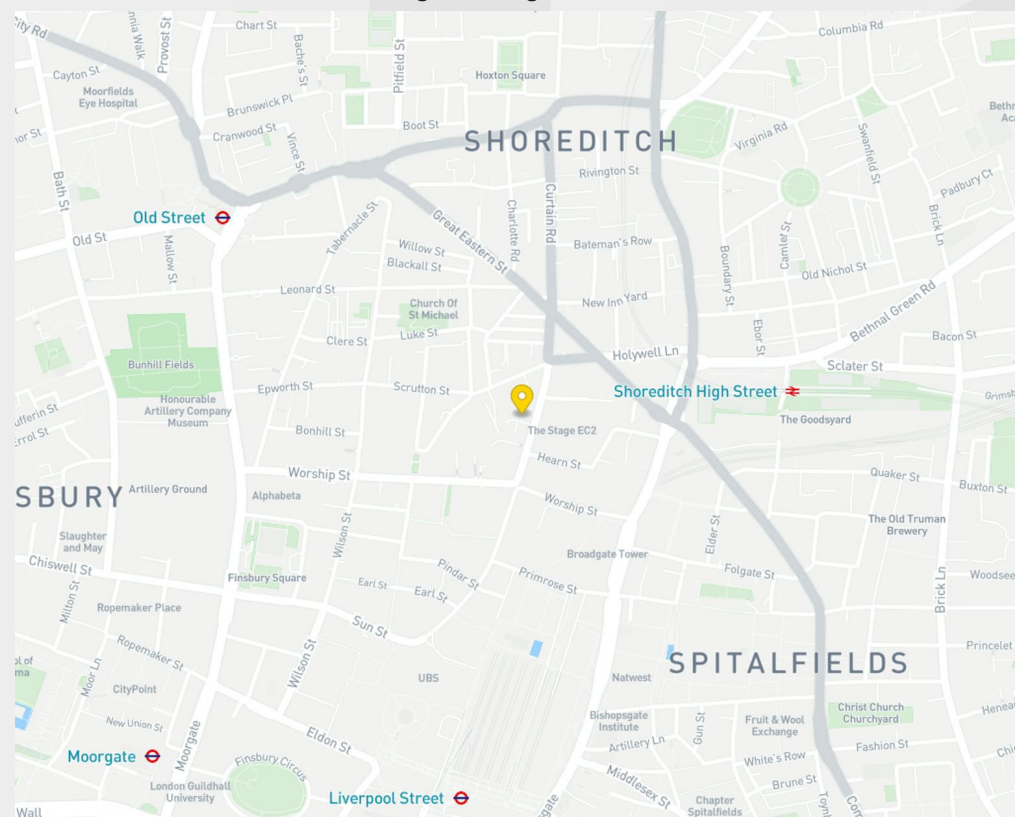


## Description

A rare find. Situated between The City and Shoreditch, this existing nursery premises is ideally set-up for immediate/ continued nursery use. Located moments from Liverpool Street the premises benefits from existing kitchen, toilet and outdoor facilities required by nurseries. A new lease is available direct from the landlord for flexible lease terms, subject to a rolling break from 2028. Once initial interest is expressed, further information on the break clause or for more information please contact Strettons.

## Location

The building is situated on the west side of Curtain Road and a short distance south of the junction with Great Eastern Street, in the heart of Shoreditch. Liverpool Street (Central, Circle, Elizabeth, Metropolitan and Hammersmith & City lines and Mainline services) is just a 4 minute walk. Old Street (Northern and Mainline services) and Shoreditch High Street (Overground) stations are also accessible within a 7-minute walk. The immediate area offers a wealth of restaurant and bar offerings including Gloria, Dishoom, and The Blues Kitchen.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Lower Ground	3,078	285.96	£25	£5.84	£5.50	£9,321.21	Available

Tenure

New Lease

EPC

B

VAT

Applicable

Configuration

Upon enquiry

Contacts

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