

23 CHARLOTTE ROAD, EC2

995 SQ FT
PRIME SHOREDITCH WAREHOUSE STYLE
OFFICE PREMISES
SHOREDITCH, EC2A



DESCRIPTION

Comprising the third floor of an attractive former warehouse building. The space benefits from being open plan with a large glazed meeting room, good ceiling height and excellent natural light with large windows front and rear as well as warehouse loading doors with juliette balcony overlooking Charlotte Road. Refurbished to the highest specification and boasting exposed brickwork and real wood floors the space would suit a range of creative office occupiers.

AMENITIES



EXPOSED
BRICKWORK



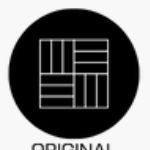
PRIME
LOCATION



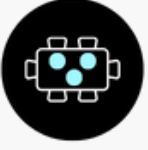
EXCELLENT
NATURAL LIGHT



VICTORIAN WAREHOUSE
CONVERSION



ORIGINAL
FLOORING



MEETING ROOMS



EXCELLENT
TRANSPORT LINKS



OPEN PLAN



FIBRE OPTIC

PRIME SHOREDITCH WAREHOUSE OFFICE PREMISES





TRANSPORT

Old Street – 4 mins



Shoreditch High Street– 5 mins



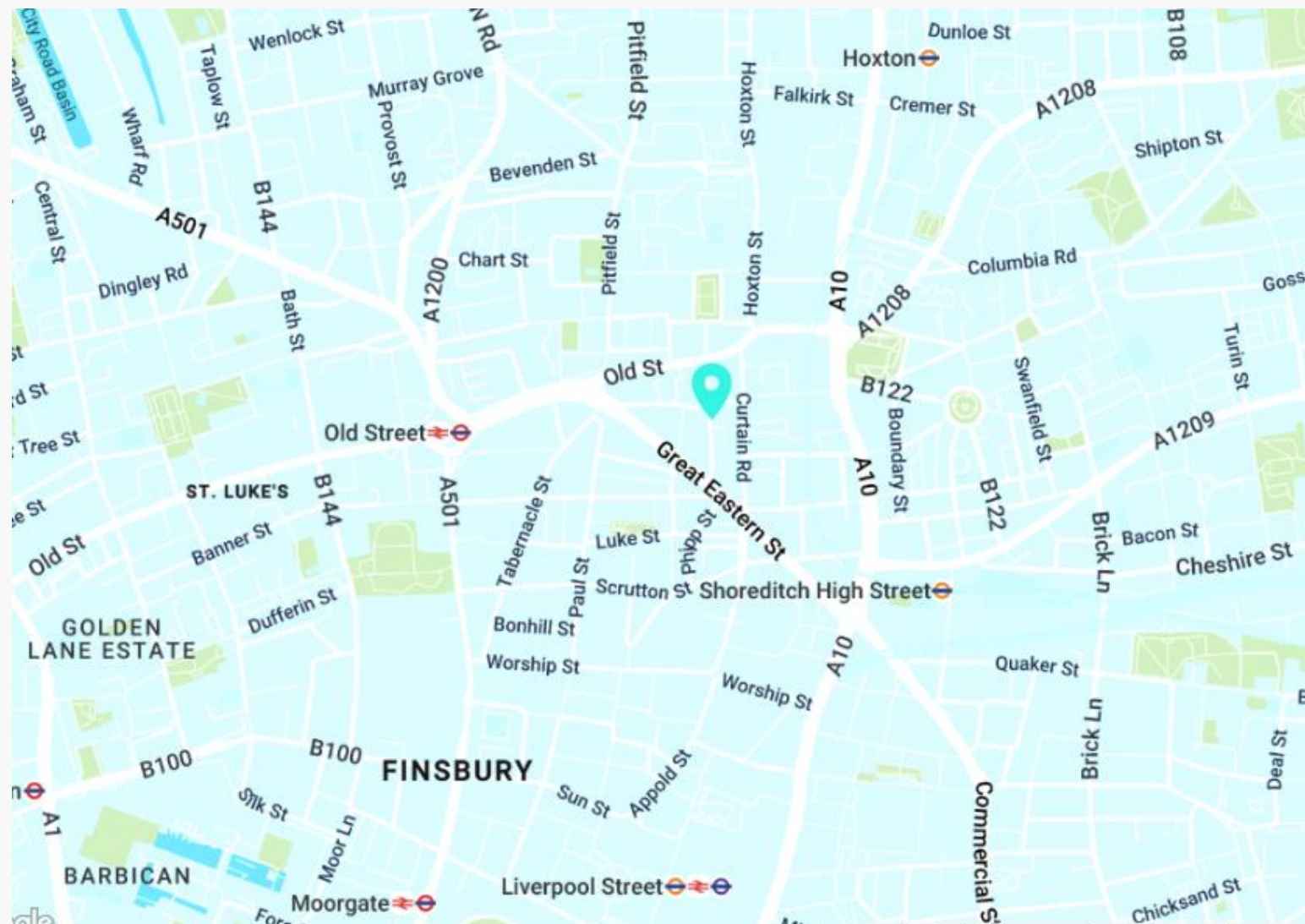
Liverpool Street – 10 mins



AREA

Situated on a prime location on Charlotte Road, perfectly positioned between Riverington Street and Great Eastern Street in the vibrant heart of Shoreditch. Just a short walk from both Old Street and Shoreditch High Street stations, the building offers excellent connectivity. Surrounded by an eclectic mix of bars, restaurants, and prominent commercial occupiers, 23 Charlotte Rd sits at the center of one of London's most dynamic and sought-after districts.

LOCATION



AVAILABILITY

FLOOR	SIZE (PSF)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
3 rd floor	995	Available	£42.50	£15.16	£2.50	£4,988

LEASE

New lease direct from the landlord

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

VIEWINGS VIA AGENTS

BELCOR

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

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