

23 CHARLOTTE ROAD,  
EC2

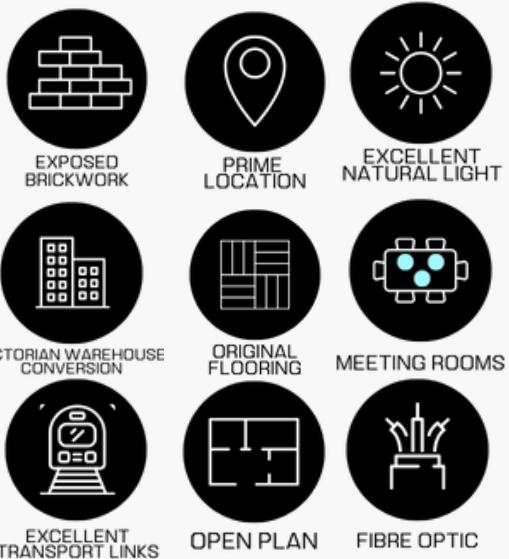
995 SQ FT  
PRIME SHOREDITCH WAREHOUSE STYLE  
OFFICE PREMISES  
SHOREDITCH, EC2A



## 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



## PRIME SHOREDITCH WAREHOUSE OFFICE PREMISES





## TRANSPORT

Old Street – 4 mins



Shoreditch High Street – 5 mins



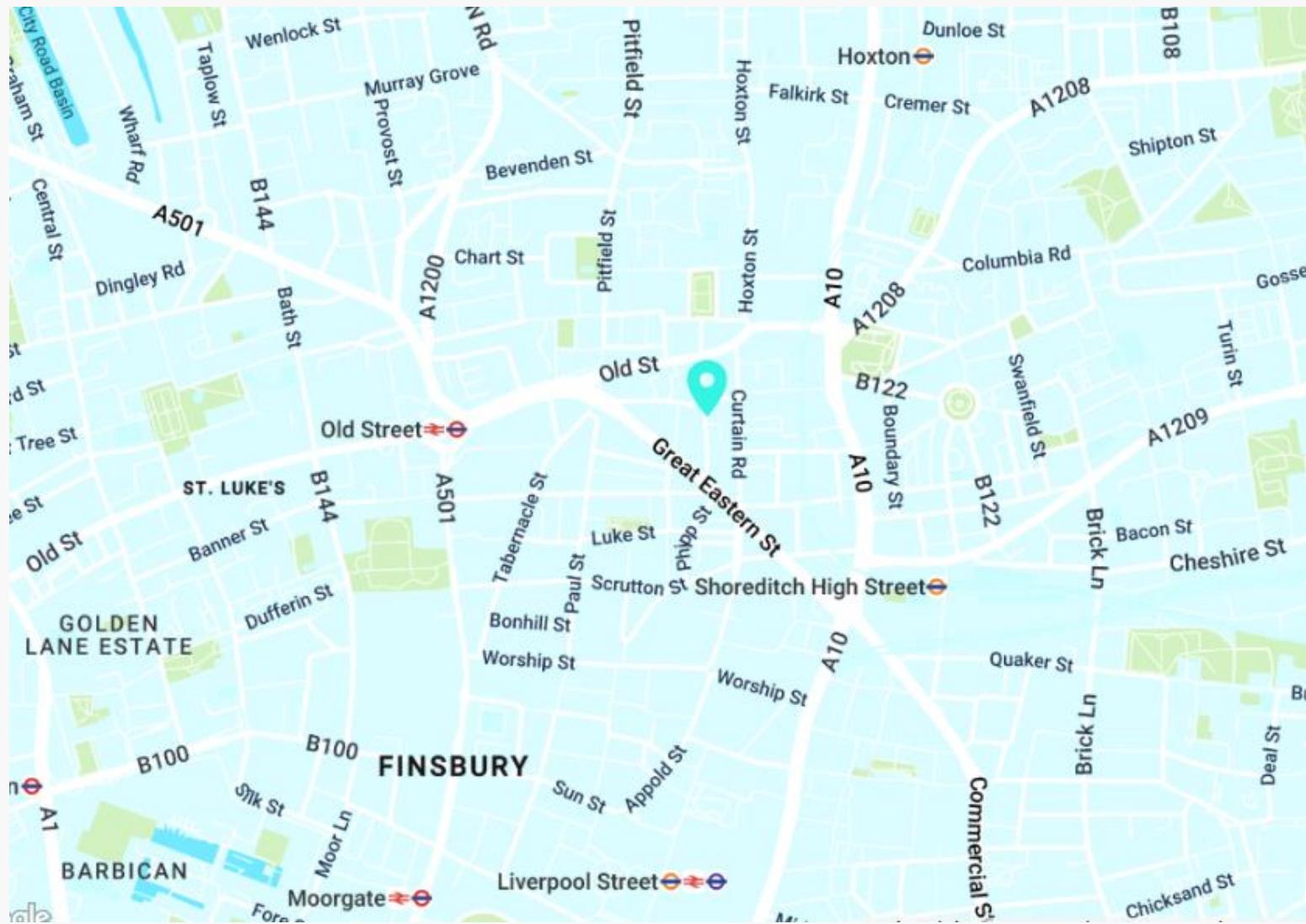
Liverpool Street – 10 mins



## 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 <sup>rd</sup> 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  
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