

# UNIT 6, HUDSON YARD, EC2

1,089 SQ. FT  
PRIME SHOREDITCH WAREHOUSE OFFICE  
FOR RENT  
CHARLOTTE ROAD, EC2

# HUDSON YARD

60

NO GENDER NO TEXTURE JUST HAIR

59

58

SHOWROOM

57

SELF CONTAINED ME  
STYLE UNIT  
FOR RENT  
1084 sq ft  
020 7375 3444  
BELCOR  
London



Diligent Commerce

## DESCRIPTION

This 2nd floor office premises forms part of a stunning original warehouse building. The premises offers beautiful office space which benefits from excellent natural light, exposed brickwork, stunning wooden floors, meeting room, kitchenette and two WCs. This office would be of strong interest to a range of media, tech or other occupiers.

## AMENITIES



PRIME  
SHOREDITCH



FULLY FITTED



WC FACILITIES



MEETING ROOMS



ORIGINAL  
FLOORING



EXCELLENT  
NATURAL LIGHT



KITCHENETTE



OPEN PLAN



GREAT CEILING  
HEIGHTS

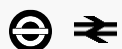
## AUTHENTIC WAREHOUSE STYLE OFFICE TO RENT





## TRANSPORT

Old Street – 5 Mins Walk



Shoreditch High St – 9 Mins Walk



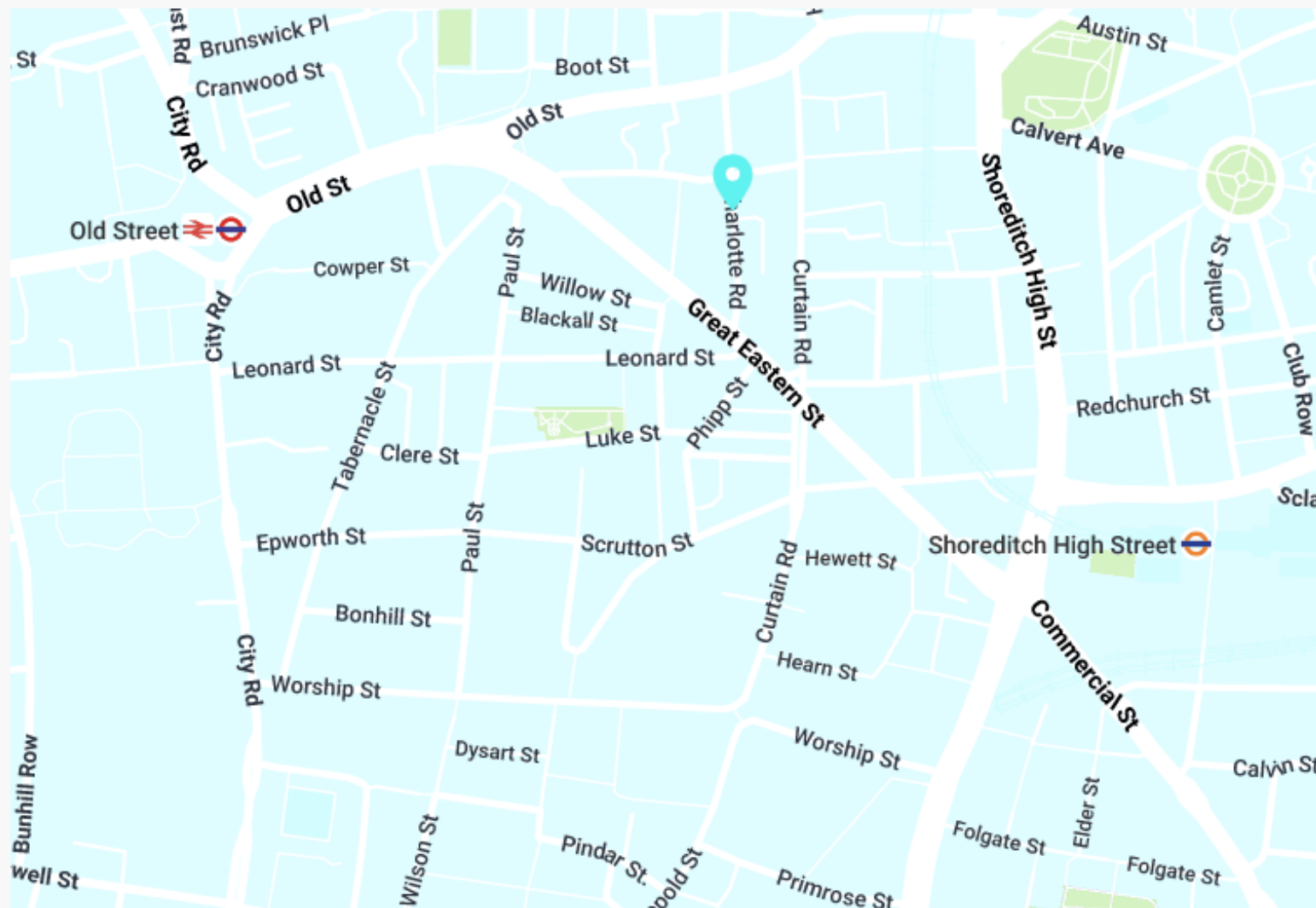
Liverpool Street – 12 Mins Walk



## AREA

Hudson Yard is located in a prime position on Charlotte Road, between the junctions with Rivington Street and Great Eastern Street in the heart of Shoreditch. Old Street Station & Shoreditch High St Overground station are within a few minutes' walk, Liverpool St Station is also within close proximity. The building is situated amongst a host of bars restaurants, and some of the leading commercial occupiers in the City Fringe.

## LOCATION



AVAILABILITY

| FLOOR | SIZE (SQ FT) | STATUS    | RENT (PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|-------|--------------|-----------|------------|-------------|----------------------|-------------|
| 2nd   | 1,084        | Available | £52.50     | £16.50      | TBC                  | £6,233      |

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.

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# VIEWINGS VIA SOLE AGENTS

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