

32 CHARLOTTE
ROAD EC2

750 SQ FT
GROUND FLOOR RETAIL UNIT IN THE
SHOREDITCH TRIANGLE
SHOREDITCH, EC2

3a

31



SPRINKLER
STOP VALVE
INSIDE





DESCRIPTION

A rare ground floor self contained retail/showroom in the heart of the Shoreditch Triangle. The unit extends to rear of the building with large pitched glass skylight, offering fantastic height and light.

With a traditional shop style frontage on Charlotte Road, internally the unit benefits from exposed brickwork, timber flooring and good floor to ceiling height.

AMENITIES



AIR
CONDITIONING



E CLASS USE



PRIME
LOCATION



WAREHOUSE
STYLE FEATURES



EXCELLENT
TRANSPORT LINKS



EXCELLENT
NATURAL LIGHT



GOOD FRONTAGE



OPEN PLAN



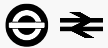
GREAT CEILING
HEIGHTS

RETAIL UNIT IN PRIME SHOREDITCH



TRANSPORT

Old Street – 8 Mins Walk



Shoreditch High St – 7 Mins Walk



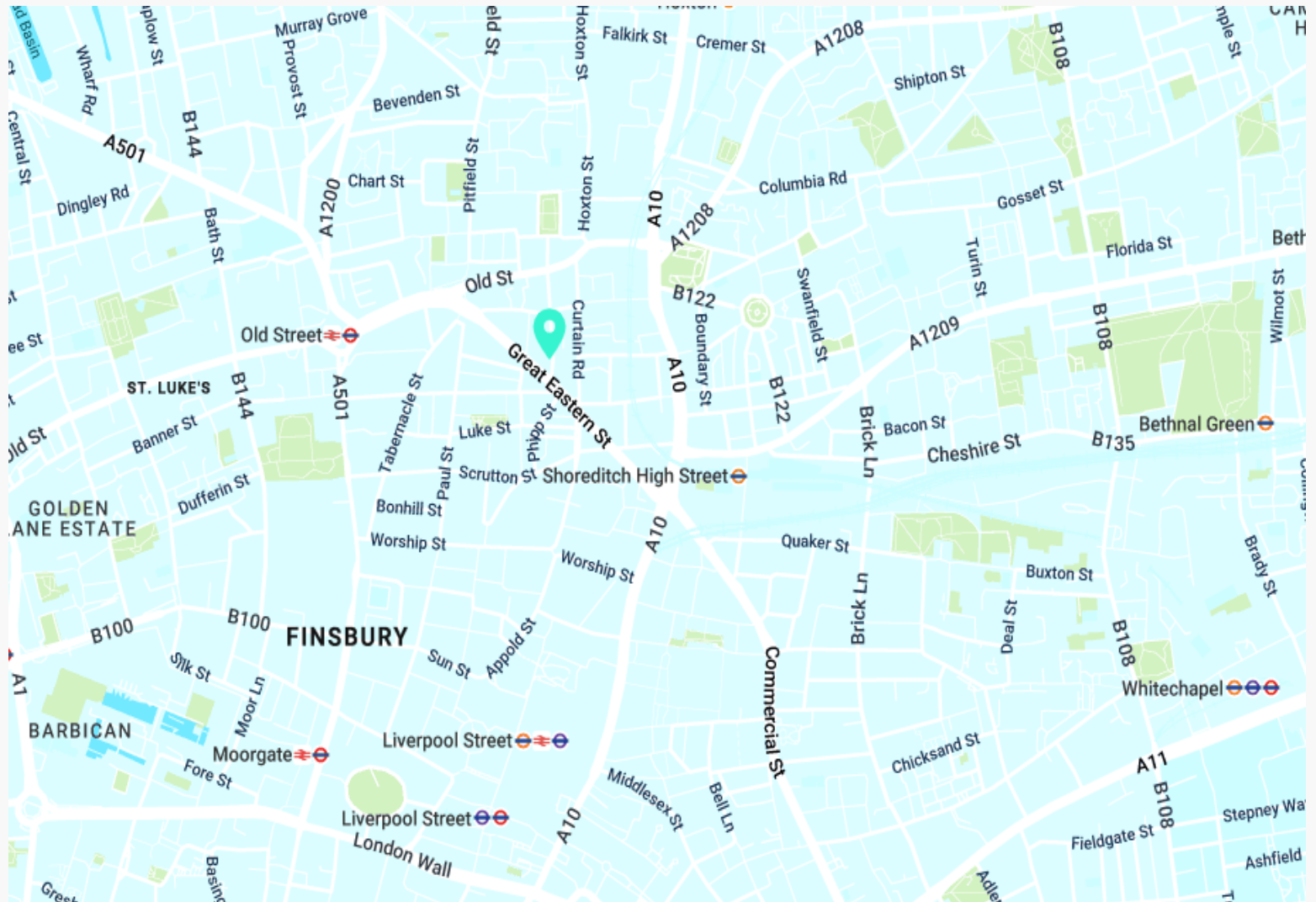
Liverpool Street – 11 Mins Walk



AREA

Situated on the west side of Charlotte Road close its junction with Great Eastern Street in the heart of Shoreditch. Now an established office location, the area is well served by local shopping and restaurant amenities. The property is within easy reach of Liverpool Street and Old Street stations, and within a few minutes' walk of the new Shoreditch High Street station on the recently opened East London Line extension.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)
Ground	750	Under Offer	£42,500	£13,000

TERM

A new lease direct from the freeholder for a term to be agreed

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 not applicable.

VIEWINGS VIA SOLE AGENTS

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