

# THE CURVE HABERDASHER ST, NI

4,843 SQ. FT  
SELF CONTAINED BASEMENT, MINUTES FROM  
OLD STREET ROUNDABOUT, NI



3 BARRINGTON ST





**DANGER**  
LOW CEILING

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## DESCRIPTION

Forming part of an attractive former warehouse property, the basement level is self contained with its own stepped entrance from a landscaped courtyard. Headroom varies between 1.95m and 2.5m and would suit occupiers looking for storage, distribution, wellness or alternative E class uses.

The space is currently completely open plan with shared wc and shower facilities. Two lifts one providing small goods access from the courtyard.

## AMENITIES



OPEN PLAN



SELF-CONTAINED



BIKE RACKS



COURTYARD



E CLASS USE



SHOWERS



WAREHOUSE  
STYLE FEATURES

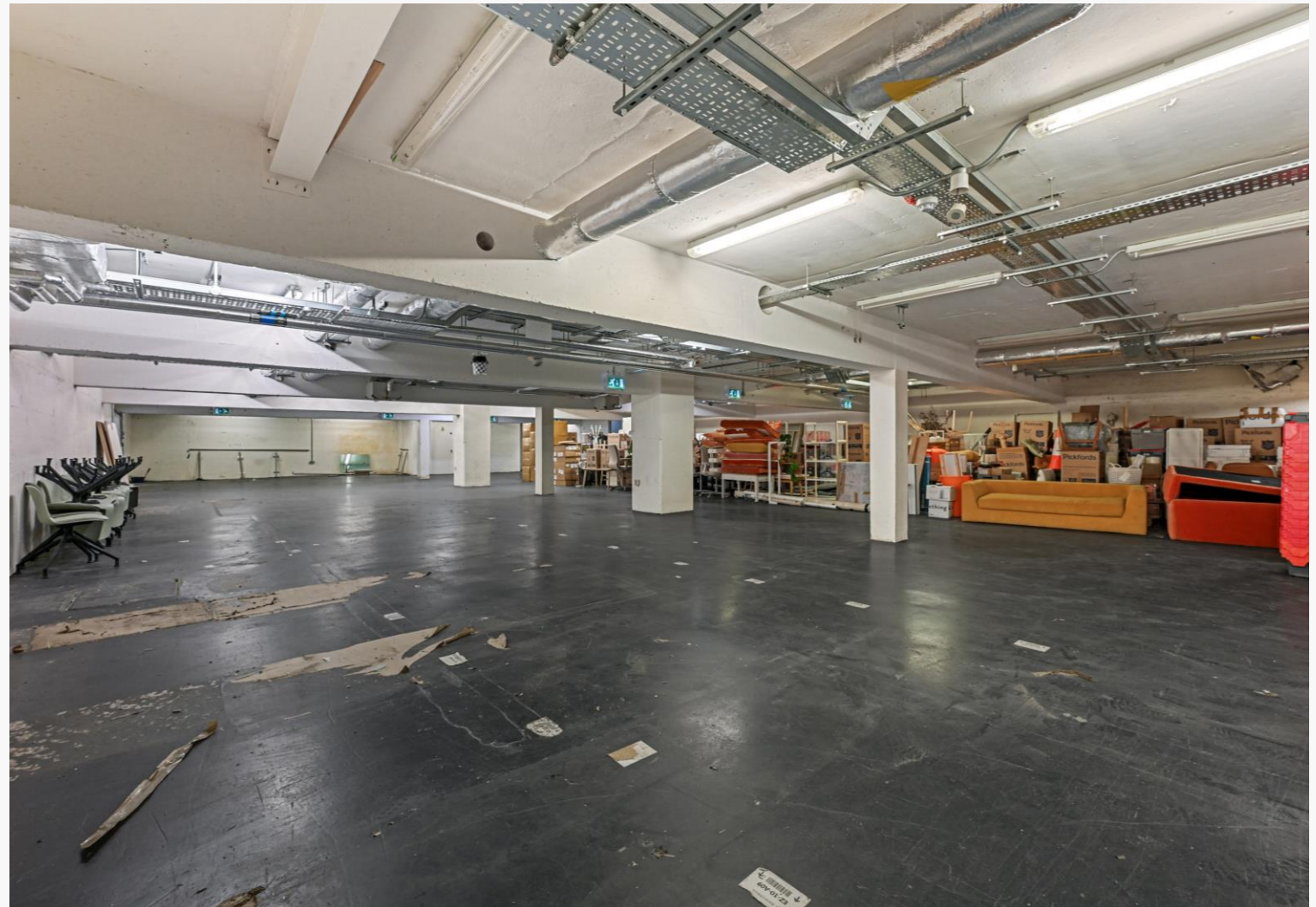


EXCELLENT  
TRANSPORT LINKS



24 HOUR ACCESS

## SELF CONTAINED BASEMENT CLOSE TO OLD ST



### TRANSPORT

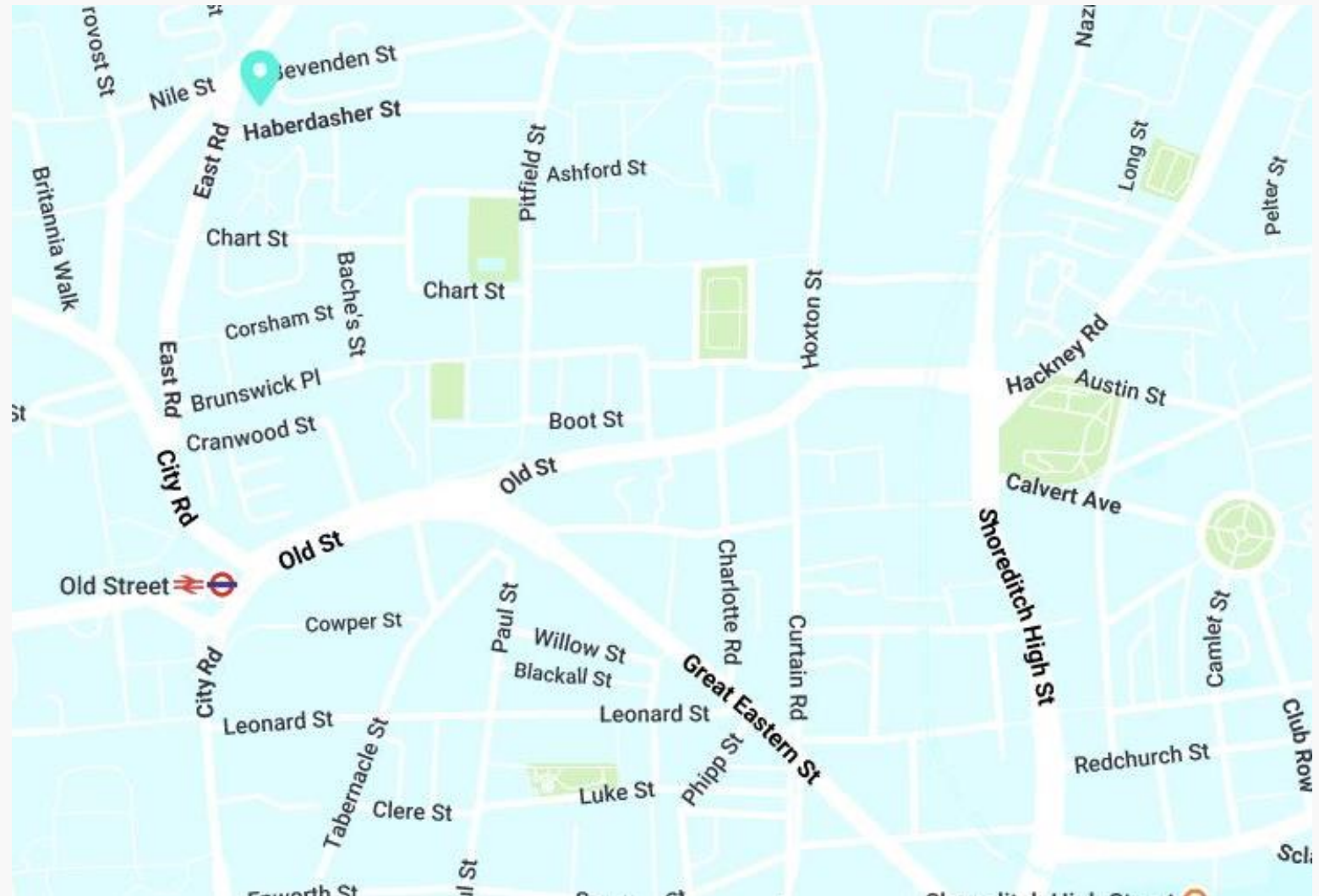
Old Street – 5 mins



Hoxton – 14 mins



### LOCATION



### AREA

The Curve is ideally located within a 4-minute walk of Old Street, at the apex of East Road and Haberdasher Street giving the perfect balance of quick commute times whilst being in the quieter environments that Shoreditch offers. Enjoy the connectivity and endless list of eateries and bars that Shoreditch has to offer, but step into an office where the local ambience feels settled and at ease, providing headspace to think and create. This is truly the best of both worlds.

## AVAILABILITY

UNIT	STATUS	SIZE (SQFT)	RENT	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Basement	Available	4,843	£15.00	£5.20	£7.50	£11,180

### TERMS

A new lease to be contracted outside the Landlord & Tenant Act 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 applicable

# VIEWINGS VIA JOINT SOLE AGENTS

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