

**CORDY HOUSE,
CURTAIN ROAD,
EC2**

3,191 SQ. FT

**CREATIVE INDUSTRIAL STYLE OFFICE
FLOOR IN THE HEART OF
SHOREDITCH, EC2**



DESCRIPTION

Cordy House offers a contemporary working environment with stunning reception and concierge services. The building has a unique façade Architecturally designed by Arcademy Architects. The fourth floor offers fully fitted space with ample glazed meeting rooms - ready to occupy on a sublease basis until Feb 2027, alternatively a new lease may be negotiable from the landlord. In addition the 3rd floor is also available which would provide approx 6,500 sq ft combined.

AMENITIES



AIR
CONDITIONING



EXCELLENT
NATURAL LIGHT



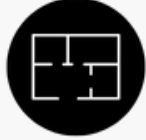
EXCELLENT
TRANSPORT LINKS



SHOWERS



LIFT



OPEN PLAN



PRIME
LOCATION



CONCIERGE



CAT A+

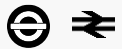
INDUSTRIAL STYLE CREATIVE OFFICE FOR RENT





TRANSPORT

Old Street – 5 Mins Walk



Shoreditch High St – 9 Mins Walk



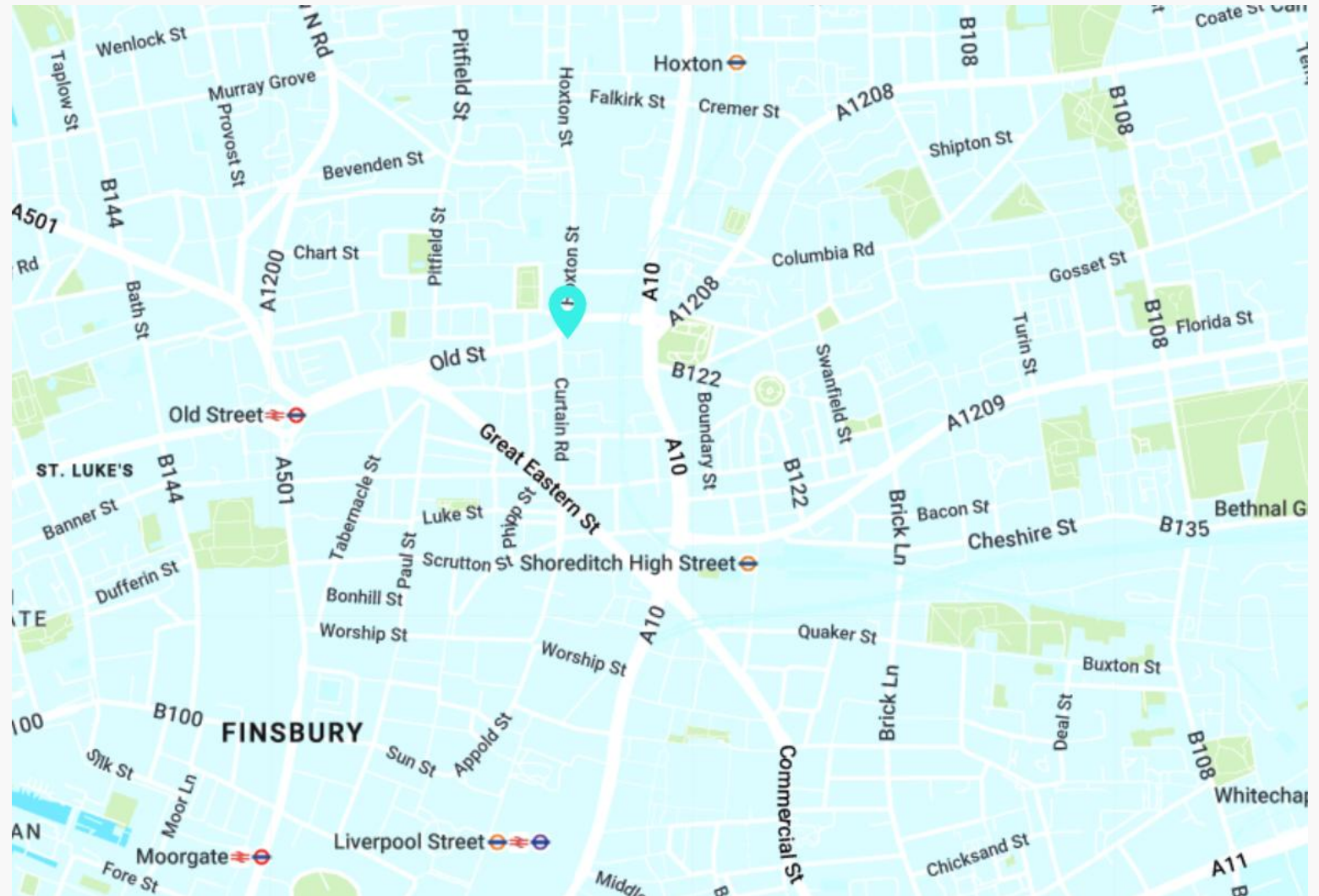
Liverpool Street – 12 Mins Walk



AREA

Located in the heart of Shoreditch, the building occupies a prominent position in the 'Shoreditch Triangle'. The area continues to be one of London's foremost vibrant hotspots offering an abundance of niche retailers, fashionable restaurants and bars with an exciting array of private members clubs, new hotels and residential schemes.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
4 th Floor	3,191	Available	£60.00	£16.00	£10.00	£22,869

LEASE

A sublease for a term expiring February 2027, alternatively a new lease direct from the Landlord may be available by negotiation

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.

MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

VIEWINGS VIA SOLE AGENTS

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