



**STIRLING
ACKROYD**

TO LET

**23 Charlotte Road,
London, EC2A 3PB**

995 sq ft

**Stunning open plan office
in the heart of the
Shoreditch Triangle**

stirlingackroyd.com

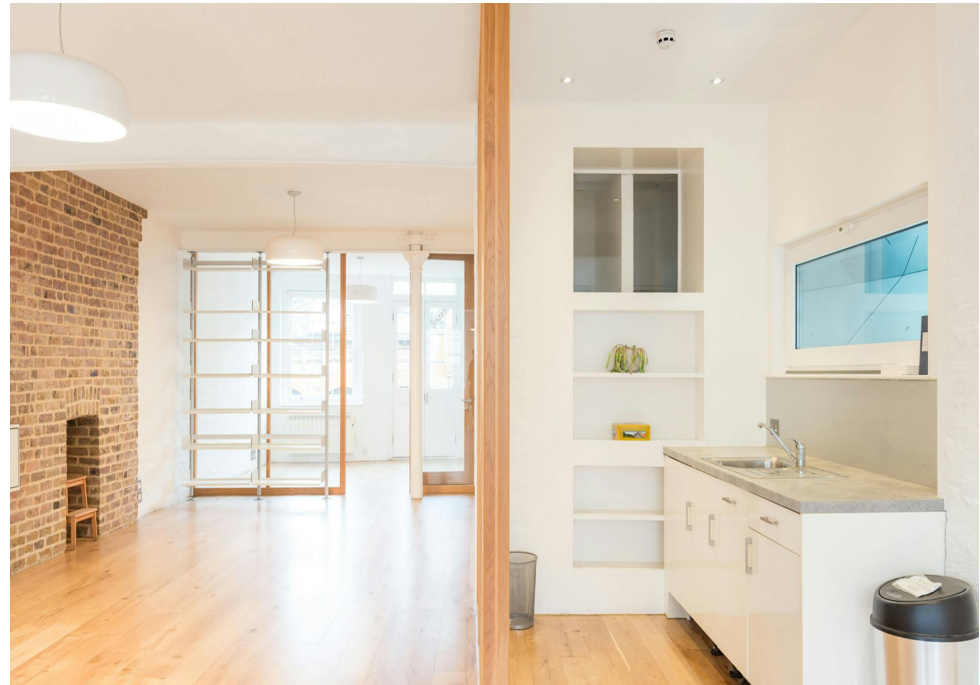


Description

The available space occupies the 3rd floor of this comprehensively refurbished former warehouse building and is accessed via a presentable character common entrance and stair. This Quality space enjoys good ceiling height and natural light from large windows front and rear as well as warehouse loading door with Juliette balcony to Charlotte road. There is currently a generous meeting space to the front with remainder open-plan with some exposed brickwork and real wood floors. The unit has private W.C. facilities and tea-point area.

Key points

- Fantastic natural light throughout
- Period warehouse building on Charlotte Road
- Full of character
- Built in Meeting room
- Private toilets
- Well-presented with quality finishes
- High speed internet available
- Open plan floorplate



Location

The premises form part of an attractive restored Victorian furniture warehouse on the west side of Charlotte Road neighbouring The Royal Drawing School in the heart of the Shoreditch Triangle. The 'Shoreditch Triangle' is a busy mixed-use area occupied by many thriving creative and tech businesses and is well served by hotels, shops, amenities, transport, eateries and bars. Old Street, Liverpool Street and Shoreditch High Street Stations are all within easy walking distance.

Transport Links



Shoreditch High Street 0.2 Miles



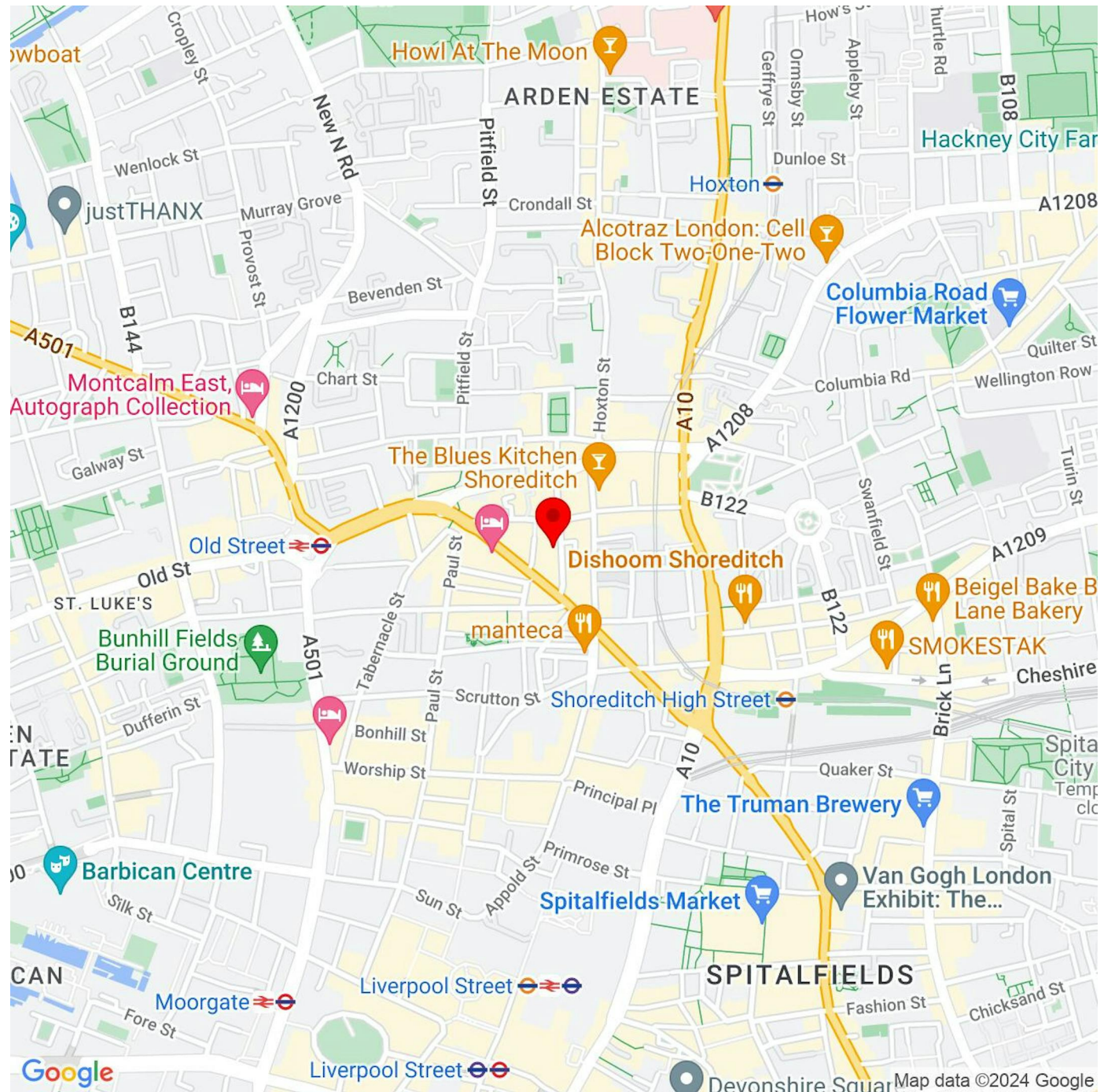
Old Street 0.3 Miles



Hoxton 0.5 Miles



Liverpool Street 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
3rd	995	92.44	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£42,500 per annum
Rates	£15,095 per annum
Service Charge	£2,500 per annum
VAT	Applicable
EPC	C (73)

Viewing & Further Information



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