

**151 CURTAIN ROAD,  
EC2**

**1,767 SQ. FT**

**WAREHOUSE STYLE OFFICE BUILDING IN  
THE HEART OF  
SHOREDITCH, EC2**



## DESCRIPTION

A light bright open plan office forming the first floor of a mixed use redeveloped original Shoreditch warehouse. Comprising an open plan office with excellent natural light, original features including exposed columns, herringbone timber flooring and demised wc, shower and kitchen facilities. The premises are air conditioned and benefit from lift access.

## AMENITIES



AIR  
CONDITIONING



EXCELLENT  
NATURAL LIGHT



EXCELLENT  
TRANSPORT LINKS



SHOWERS



LIFT



OPEN PLAN



PRIME  
LOCATION



VICTORIAN WAREHOUSE  
CONVERSION



24 HOUR ACCESS

## WAREHOUSE STYLE OFFICE BUILDING





## TRANSPORT

Old Street – 5 Mins Walk



Shoreditch High St – 9 Mins Walk



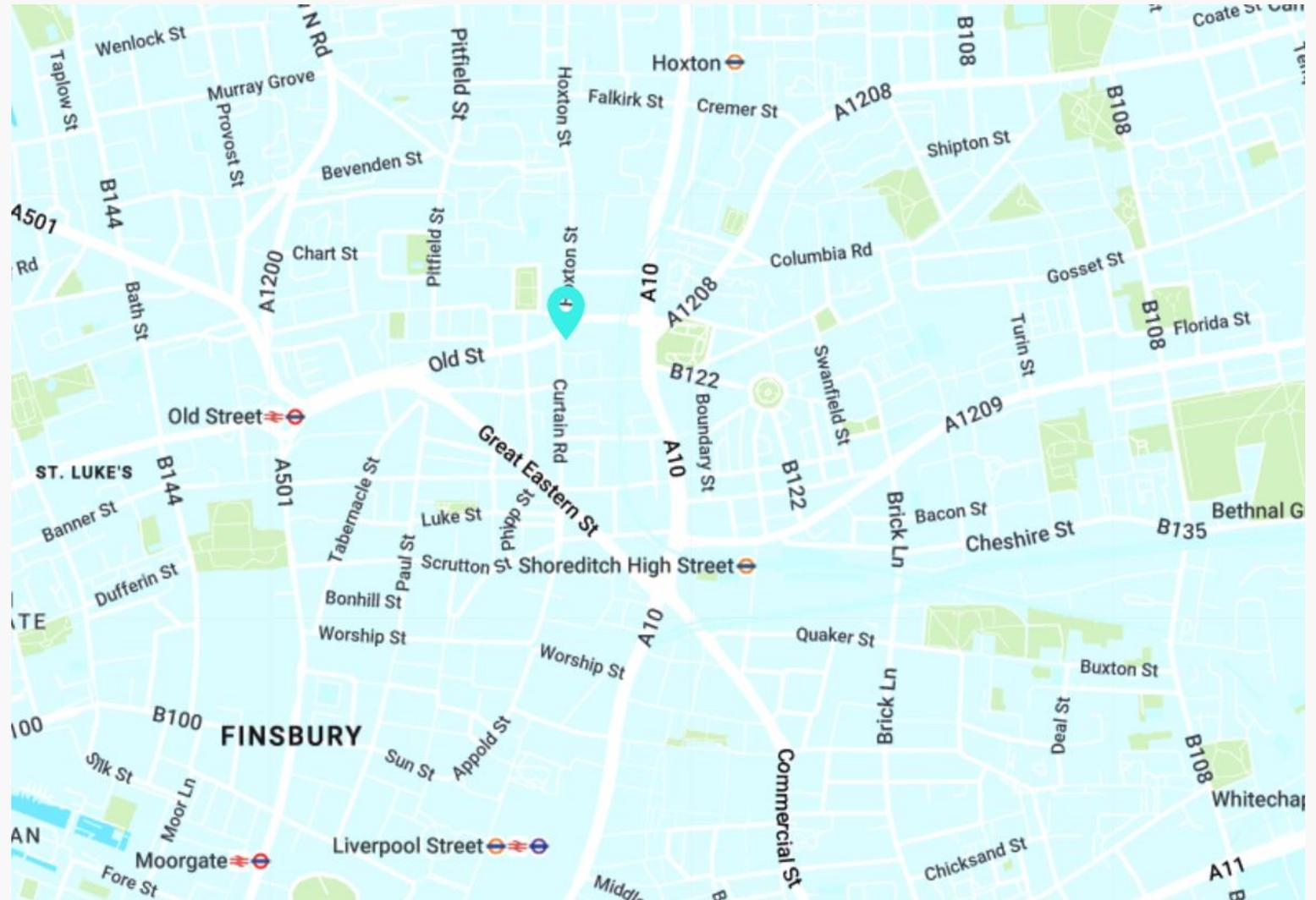
Liverpool Street – 12 Mins Walk



## 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

LEASE	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 <sup>st</sup> Floor	1,767	Available	£39.50	£20.00	£3.50	£9,276.75

### 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.

### MANAGED

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

# VIEWINGS VIA JOINT SOLE AGENTS

## **BELCOR**

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