



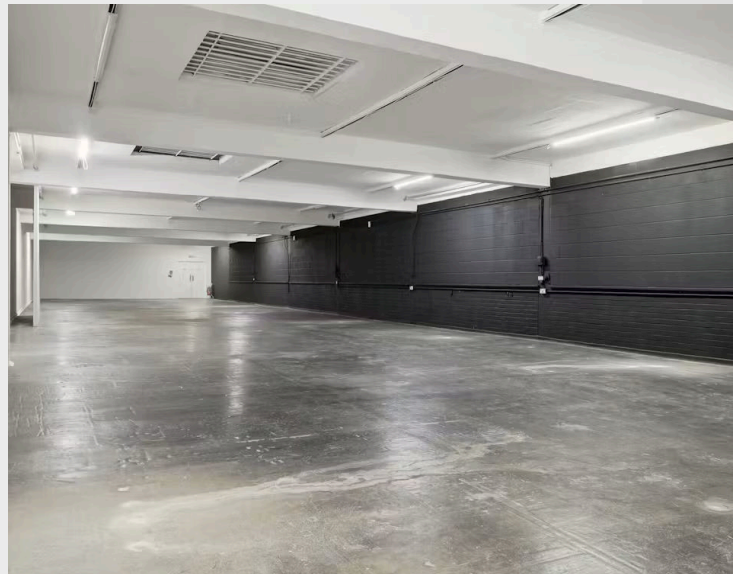
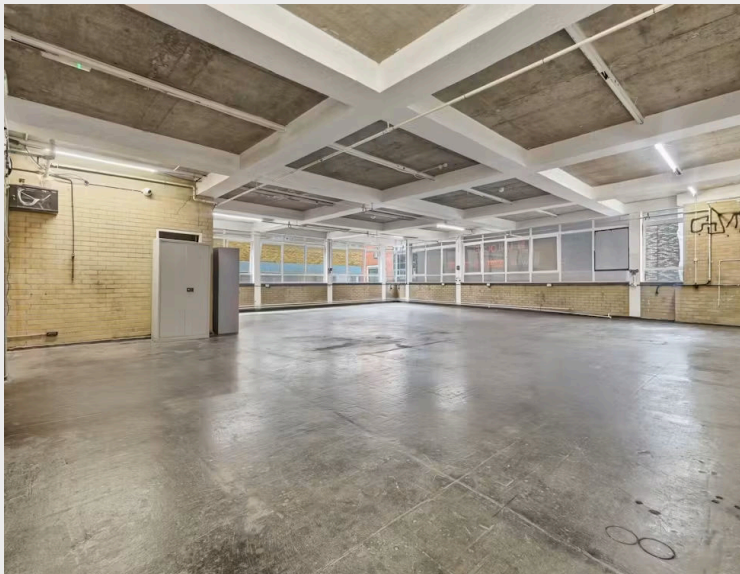
STRETTONS

118 Curtain Road, Shoreditch, London, EC2A 3AY

Leisure, Office, Showroom, Open Storage, Studio / Workshop To Let | £32.50 per sq ft
| 1,758 to 10,894 sq ft

020 8520 9911
www.strettons.co.uk

Flexible Industrial Studios & Creative Workspace in the Heart of Shoreditch



- Creative warehouse-style studios from 1,758-10,894 sq ft
- Excellent ceiling heights up to 3.5 metres
- Three-phase power supply
- Good lift & loading access
- White-box specification
- Suitable for showroom, office & creative uses
- Prime Shoreditch location
- Service charge is inclusive of building insurance, cleaning and all utilities



Description

A collection of distinctive warehouse-style studios in the heart of Shoreditch, available individually or in combination. The accommodation provides flexible open-plan workspace with generous ceiling heights, three-phase power and goods lift access, making it well suited to creative offices, brand headquarters, showrooms, galleries, content production, wellness operators and a variety of other commercial uses, subject to the necessary consents.

Location

Situated on Curtain Road in the heart of Shoreditch, the property is surrounded by an excellent selection of cafés, restaurants, bars and independent retailers. Shoreditch High Street, Old Street and Liverpool Street stations are all within easy walking distance, providing excellent connectivity across London.



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Ground	5,227	485.60	£32.50 /sq ft	-	£10 /sq ft	£18,512.29	Available
1st - Rear	3,909	363.16	£32.50 /sq ft	-	£10 /sq ft	£13,844.38	Available
1st - Front	1,758	163.32	£32.50 /sq ft	-	£10 /sq ft	£6,226.25	Available
1st - Total	5,667	526.48	£32.50 /sq ft	-	£10 /sq ft	£20,070.63	Available
Unit - Total	10,894	1,012.09	£32.50 /sq ft	£6.28 /sq ft	£10 /sq ft	£44,284.11	Available

*Service charge is inclusive of building insurance, cleaning and all utilities

Tenure

New Lease

EPC

D

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information
[View on Website](#)

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