



## 47 Charlotte Road

Shoreditch, London, EC2A 3QT

### Stunning showroom in converted warehouse building on Charlotte Road

**1,404 sq ft**  
(130.44 sq m)

- Wide and deep trading area
- Good floor to ceiling height
- Characterful shop front
- Natural light from side and rear
- Office area at the back

# 47 Charlotte Road, Shoreditch, London, EC2A 3QT

## Summary

Available Size	1,404 sq ft
Rent	£82,500 per annum
Rates Payable	£18,705 per annum based on 2026 valuation
Rateable Value	£43,500
Service Charge	£6,447 per annum inclusive of contribution to buildings insurance
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

## Description

This building is a Shoreditch warehouse classic with plenty of original features and feel. From the Charlotte Road frontage, the self-contained ground floor has a deep and wide trading area with office space at the rear. With great ceiling height throughout and natural light boosted by side and rear aspects. There is a presentable dedicated W.C. accessed via common parts.

## Location

The building is located on the east side of Charlotte Road at the heart of the vibrant ‘Shoreditch Triangle’, 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. The space is located within easy walking distance of stations at Old Street, Liverpool Street and Shoreditch High Street.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Left	1,404	130.44	Available

## Terms

A new effective full repairing lease direct from the Landlord for a term to be agreed.

## Initial Annual Rent

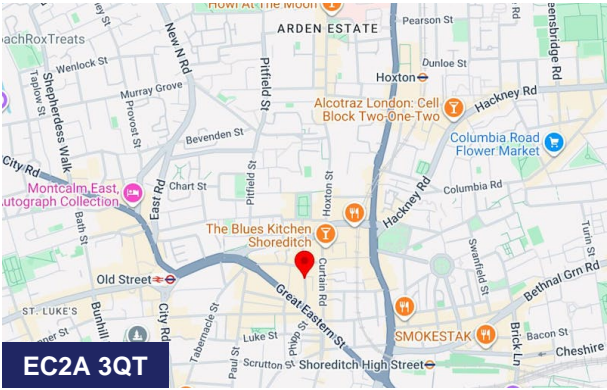
£82,500 per annum exclusive.

## Business Rates

On the Valuation Office Agency website the April 2026 Rateable Value is listed at £43,500. We estimate the business rates payable will be £18,705 per annum. Interested parties are advised to contact the London Borough of Hackney.

## Service Charge

The current service charge including contribution to buildings insurance is running at £6,447 per annum.



## Viewing & Further Information

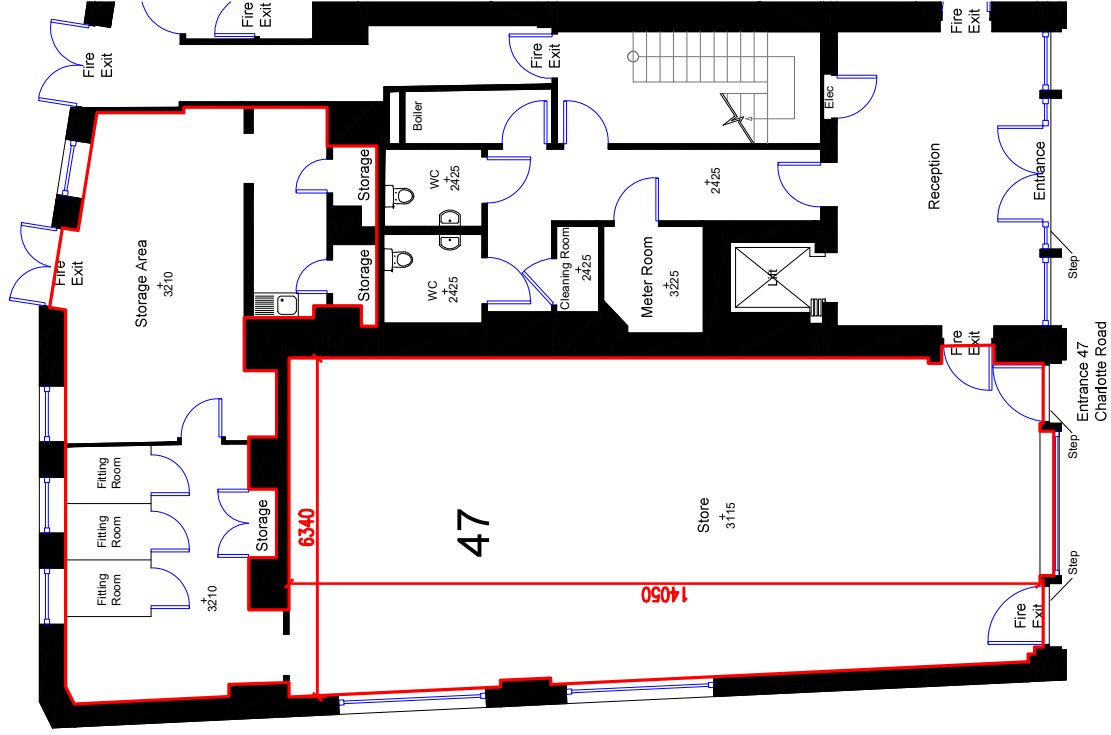
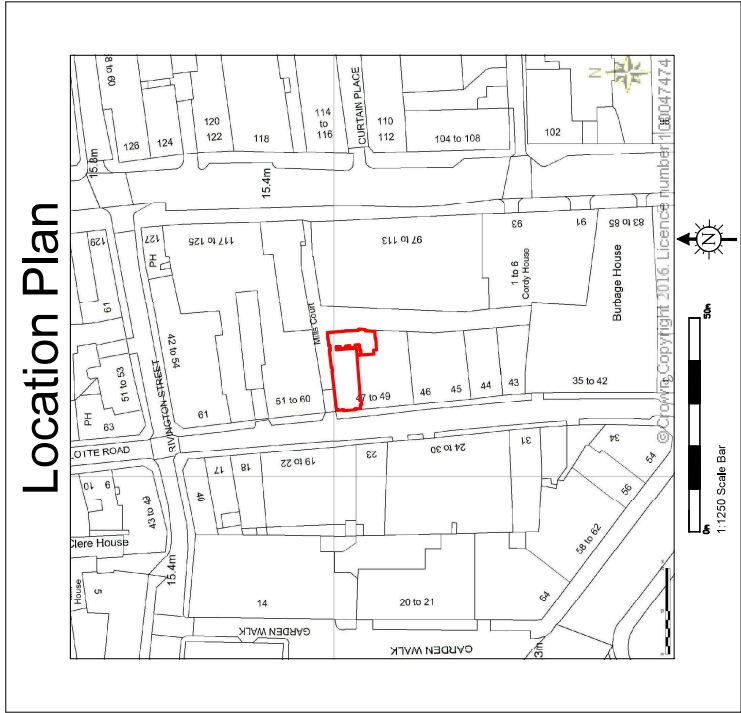


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General Notes	
Areas	
Net Internal Area 131.8sqm / 1419sqft	
Gross Internal Area133.0sqm / 1432sqft	
sterlingtemple	
0203 4639225	
www.sterlingtemple.com	
Project Name and Address	
47 Charlotte Road	
London	
EC2A 3QT	
Project	
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Issue	
Date	
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