



**STIRLING
ACKROYD**

FOR SALE

**Basement, Ground &
First Floors, 96a
Curtain Road, London,
EC2A 3AA**

2,152 sq ft

**Authentic Shoreditch
Warehouse Floors For
Sale Suitable for a
Variety of Uses**



VIDEO TOUR

stirlingackroyd.com



Description

Comprising of the lower ground, ground, and 1st floors of an attractive Victorian warehouse in the heart of Shoreditch. Currently occupied by a marketing agency, the ground floor benefits from a valuable period style frontage on Curtain Road and offers excellent ceiling heights with air conditioning and is presently used as a board room/screening room. The first floor offers a very bright and light warehouse style office with a glazed meeting room. The lower ground floor offers a good space for further meeting rooms, ancillary break out space with natural light, WCs, shower and kitchen.

Key points

- Prominent Shoreditch Frontage
- Character Features
- Exposed Brickwork
- High Ceilings
- Timber floors
- Air Conditioning
- Ideal position between four key transport hubs
- Suitable for a Variety of Uses



Location

Located on Curtain Road in the heart of Shoreditch close to the junction with Great Eastern Street. The area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels including the Leonard Circus weekly food market. Nearby retail occupiers include Itsu, Pret, Simmons and Ballie Ballerson. Boxpark is a short walk as is the newly opened Arthotel by Park Plaza.

The building's position between four key transport hubs provides excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations all within walking distance.

Transport Links



Shoreditch High Street 0.2 Miles



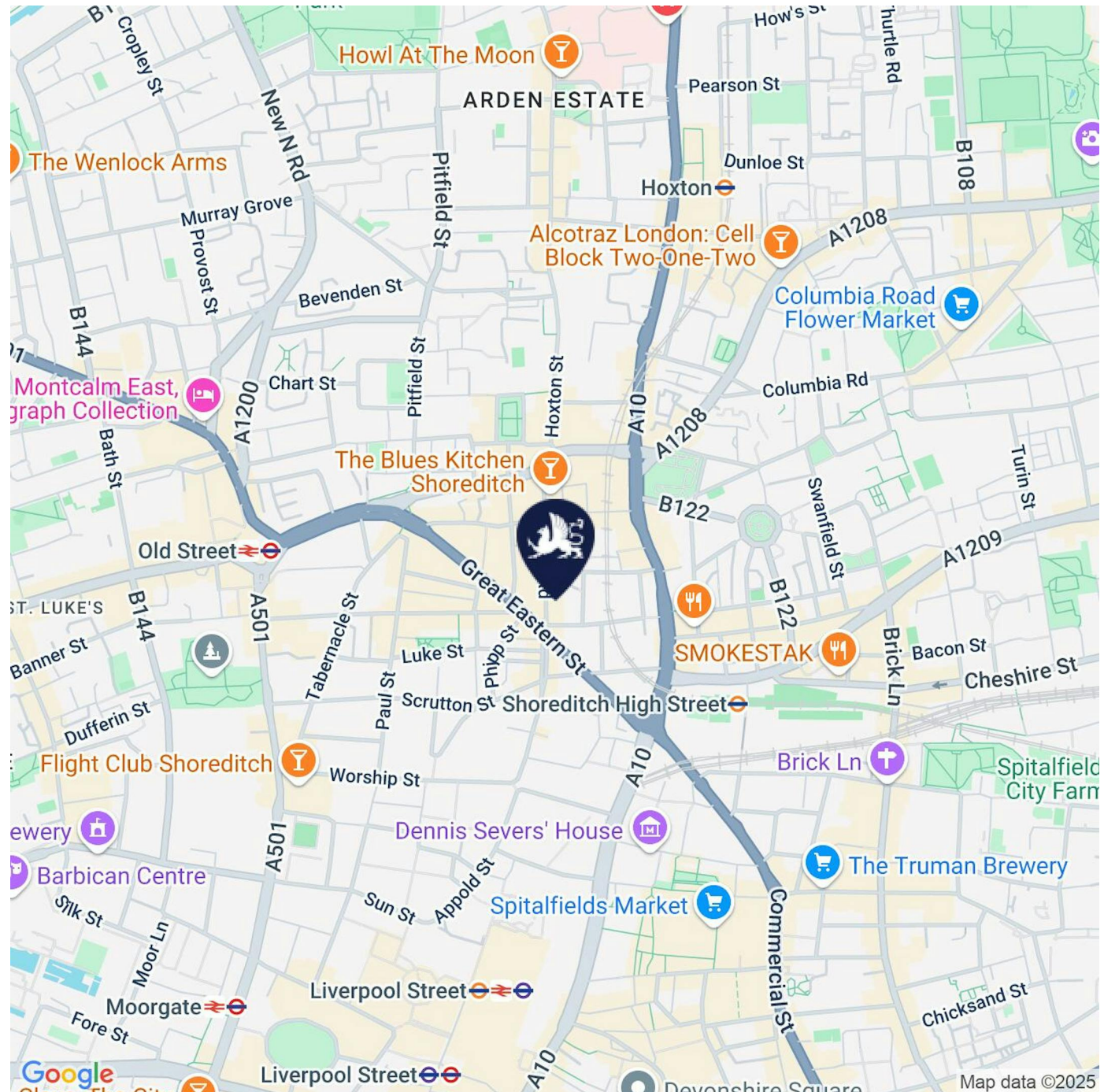
Old Street 0.3 Miles



Hoxton 0.5 Miles



Liverpool Street 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
Basement	851	79.06	Available
Ground	601	55.83	Available
1st	700	65.03	Available

Rents, Rates & Charges

Price	Offers in excess of £1,200,000
Rates	£14.57 per sq ft
Service Charge	On application
VAT	Applicable
EPC	E

Viewing & Further Information



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