



29 Charlotte Road

Shoreditch, London, EC2A 3PB

Superb warehouse studio office on Shoreditch's premier road for rent

710 sq ft
(65.96 sq m)

- Superb ceiling height
- Excellent natural light
- Air conditioning
- Wooden floors
- Character warehouse features

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Summary

Available Size	710 sq ft
Rent	£28,000 per annum
Rates Payable	£11,352.25 per annum Based on 2023 Valuation
Rateable Value	£22,750
Service Charge	£3,190 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	B (32)

Description

The available space occupies the second floor of this sympathetically converted warehouse building and is accessed via a common entrance and stair. This quality refurbished space is currently open-plan with great natural light from large windows front and back and superb ceiling height throughout. The studio further benefits from wooden floors, air conditioning and a decent kitchen area and separate private W.C. The unit is available for immediate viewings and occupation.

Location

The premises form part of an attractive restored Victorian furniture warehouse on the west side of Charlotte Road, in the heart of the Shoreditch Triangle. This busy mixed-use area is 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.

Accommodation

Name	sq ft	sq m	Availability
2nd - Office	710	65.96	Available

Terms

Available on a new effective full repairing lease, the terms of which are negotiable.

Rent

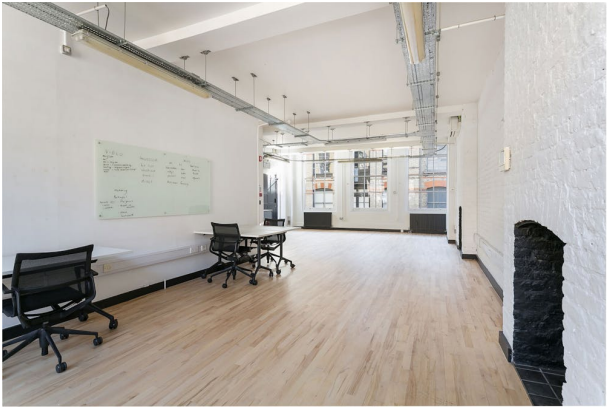
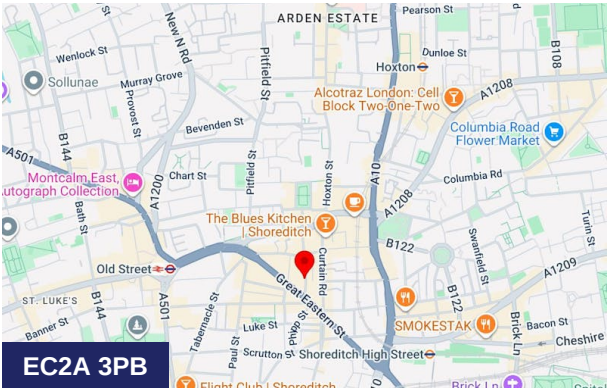
£28,000 per annum exclusive.

Business Rates

The Valuation Office Agency website lists the 2023 Rateable Value at £22,750. Rates Payable for 1st April 2025 to 31st March 2026 are estimated at £11,352. Interested parties are advised to seek confirmation from the London Borough of Hackney.

Service Charge

Estimated at £3,190 per annum for the current year, inclusive of Buildings Insurance contribution.



Viewing & Further Information



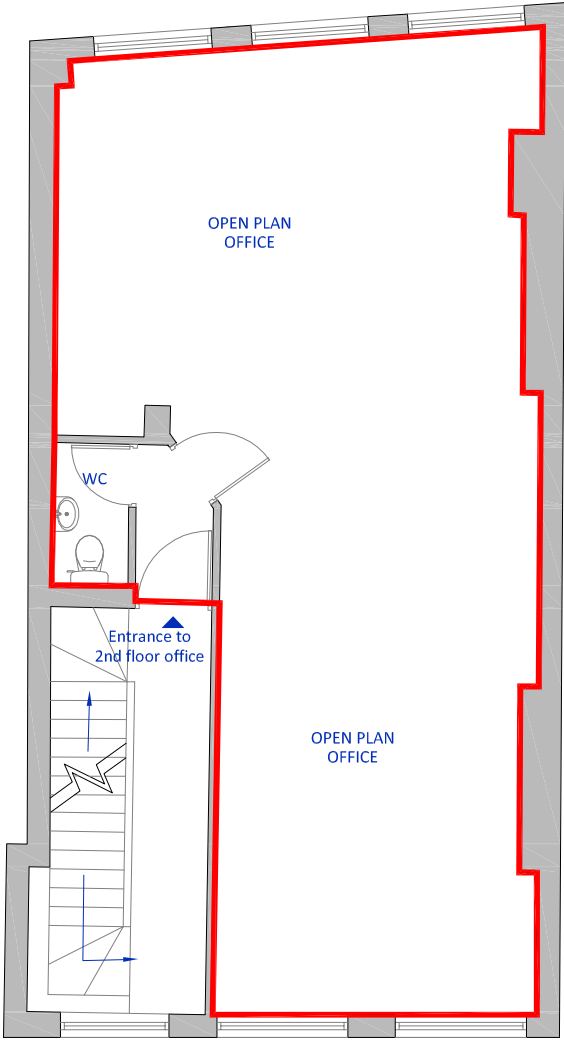
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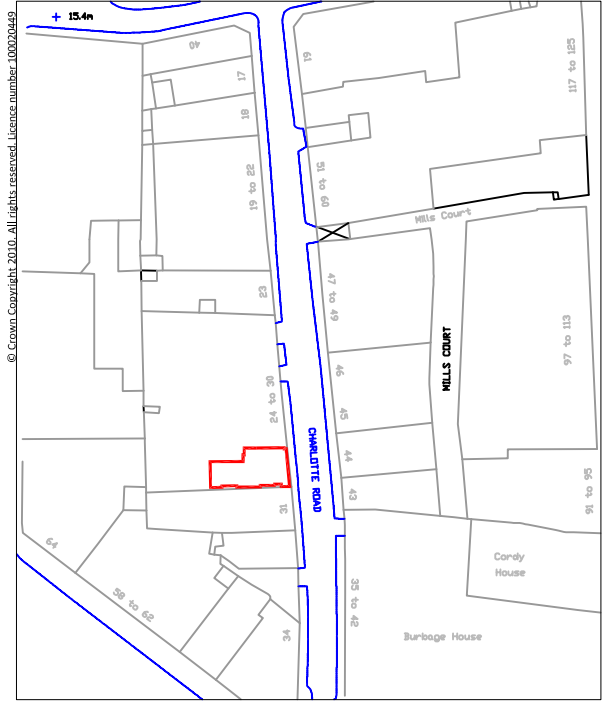
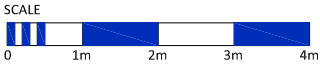
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PLEASE NOTE - A4 PLANS TO BE PRINTED "AS IN DOCUMENT" NOT ENLARGED OR SHRUNK TO FIT PAGE

CHARLOTTE ROAD



SECOND FLOOR



LOCATION PLAN
SCALE 1:1250



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