



TO LET

**45 Charlotte Road,
London, EC2A 3PD**

772 sq ft

**Converted Victorian
Warehouse Office**



VIDEO TOUR

stirlingackroyd.com

Description

Offered across 772 sq ft and set within a former Victorian warehouse, the second floor at Charlotte Road will make the perfect base for any creative business. Located in Shoreditch the area proves to be an ever lasting popular location for local residents, independent operators and businesses.

Providing an abundance of natural light, full of character and overlooking the cobbled streets of Charlotte Road. Connectivity is unmatched, just a few moments away from both Old Street and Shoreditch High Street Stations, with Liverpool Street Station around a 10 minute walk away.

Key points

- Offered Across 772 sq ft
- Second Floor Office
- Kitchenette
- Close to Local Amenities
- Located in a Creative District
- Old Street & Shoreditch High Street Station's Nearby



Location

Charlotte Road is located in the heart of the Shoreditch triangle, the building is situated amongst an array of coffee shops, bars, restaurants and commercial occupiers.

Occupiers on the street are predominantly from creative and tech sectors including fashion designers, galleries, showrooms, branding agencies and tech developers. With the current popular restaurant Gloria at the top of the road close to the junction with Great Eastern Street, alongside numerous other dining experiences including Nobu Hotel and the Hoxton Hotel all within minutes of this office.

Transport Links



Shoreditch High Street 0.2 Miles



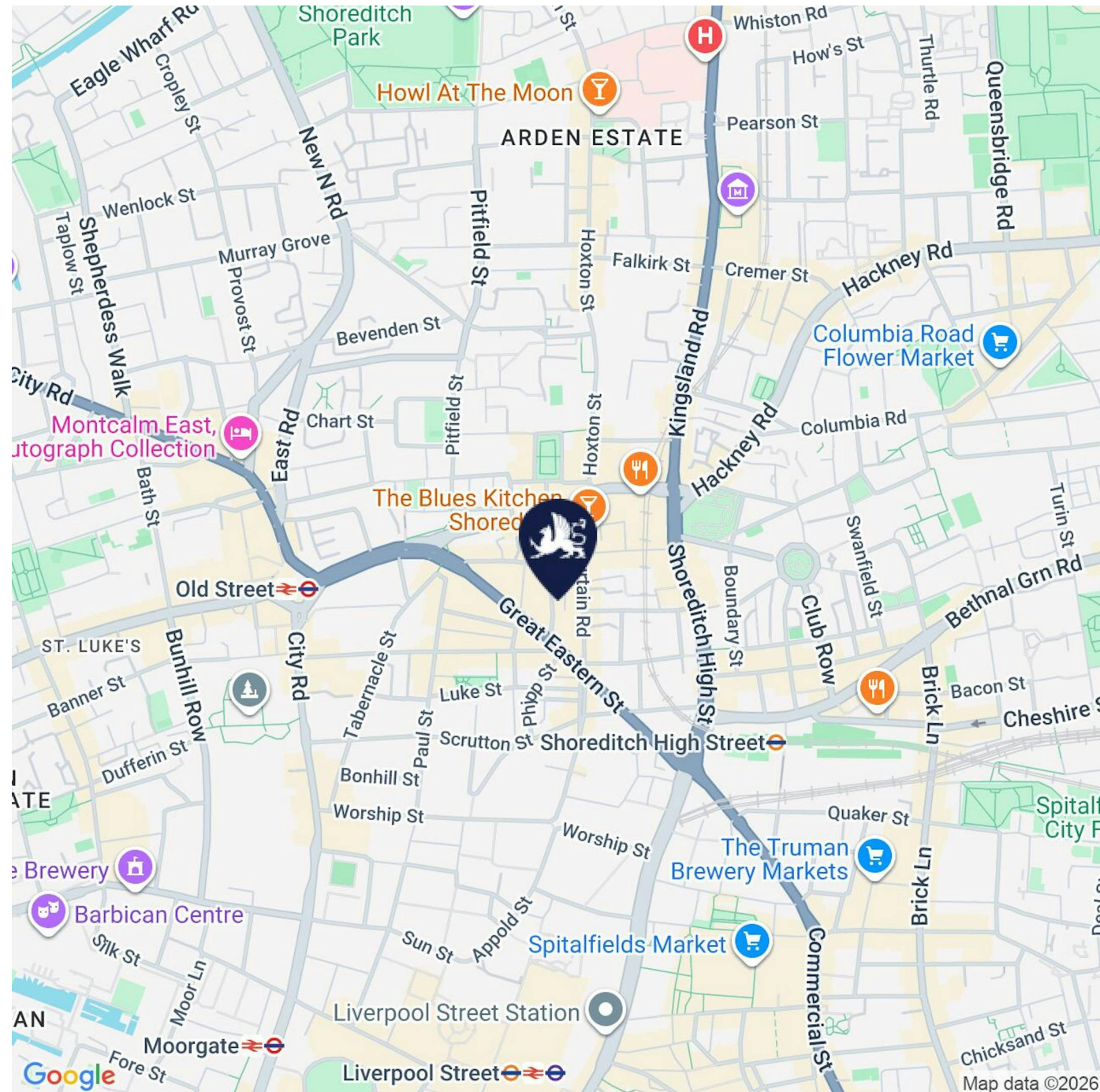
Old Street 0.3 Miles



Hoxton 0.5 Miles



Liverpool Street 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
2nd	772	71.72	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£42.50 per sq ft
Rates	On application
Service Charge	Not applicable
VAT	Not applicable
EPC	On application

Viewing & Further Information



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