



TO LET

**First Floor, 135-139
Curtain Road,
Shoreditch, EC2A 3BX**

2,691 sq ft

**First Floor Converted
Warehouse Office to Let
On Curtain Road**



VIDEO TOUR

stirlingackroyd.com



Description

This first floor office delivers an open plan characterful workspace, benefiting from excellent natural light, air conditioning and meeting rooms.

Offered across 2,691 sq ft, combining impressive ceiling heights, dedicated meeting rooms, all within a former warehouse building in an ideal location providing a distinctive workspace for a range of occupiers.

Key points

- Prominent position in Shoreditch on Curtain Road
- Excellent natural light and ceiling heights
- Characterful former warehouse building
- Located in the heart of Shoreditch, moments from Old Street and Liverpool Street
- Air conditioned & passenger lift
- Contemporary interior styling



Location

The property is located on Curtain Road, at the heart of Shoreditch's globally recognised technology and innovation district. The area has become one of London's most established hubs for AI, fintech, digital media and venture-backed scale-ups, attracting a mix of global occupiers and fast-growth companies.

Shoreditch offers an exceptional lifestyle and amenity provision, well suited to modern tech teams. Renowned restaurants and social destinations nearby include Dishoom Shoreditch, Lyle's, Brat, Gloria, and Shoreditch House, alongside a wide selection of informal dining options. Popular cafés such as Ozone Coffee Roasters, Allpress Espresso, Workshop Coffee and Origin Coffee support the area's strong café culture and flexible working lifestyle.

The address also benefits from excellent transport connectivity with Old Street, Shoreditch High Street and Liverpool Street Stations within walking distance.

Transport Links



Shoreditch High Street 0.3 Miles



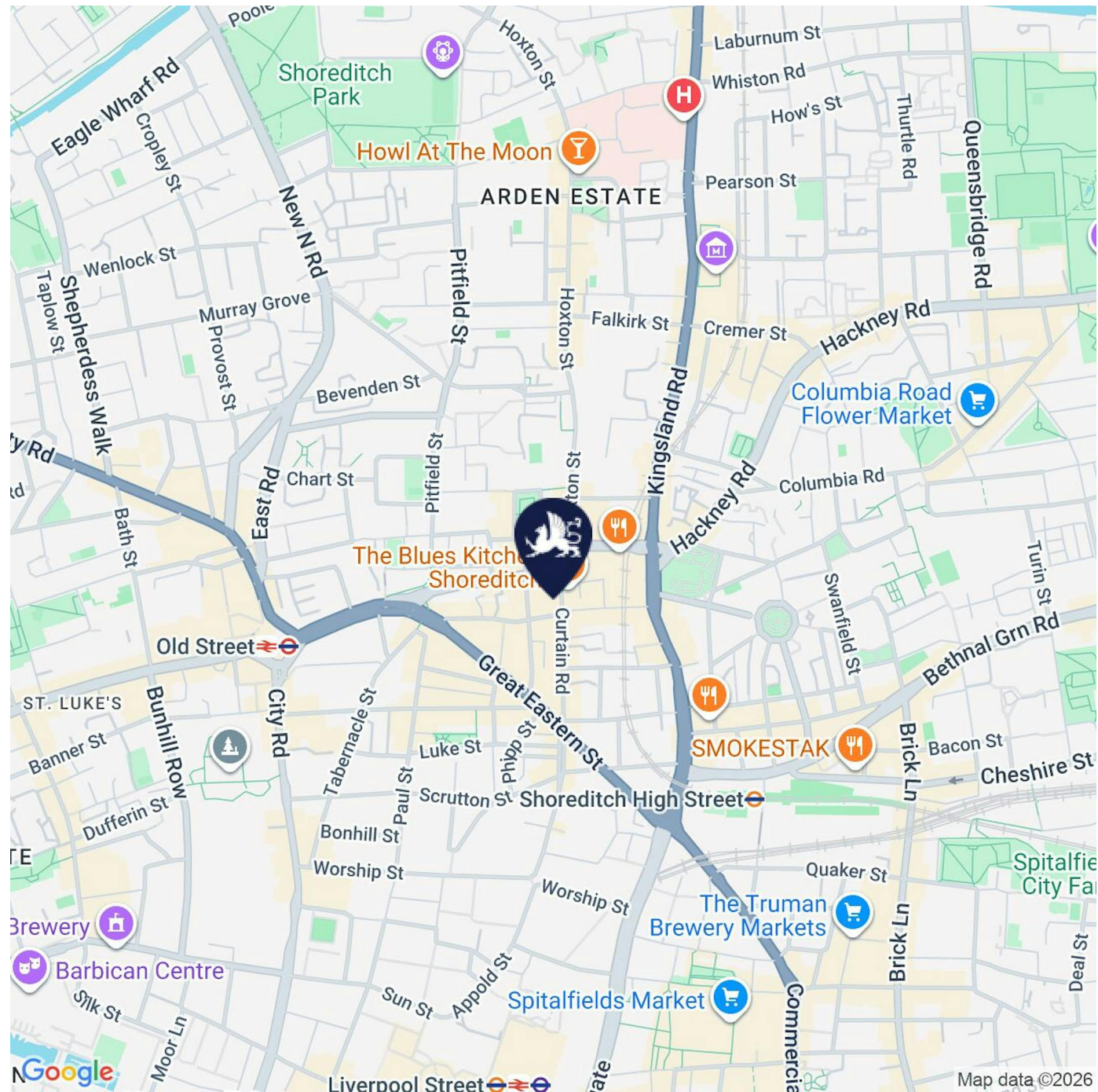
Old Street 0.3 Miles



Hoxton 0.4 Miles



Liverpool Street 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
1st	2,691	250	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	On application
Service Charge	£4.50 per sq ft
VAT	Not applicable
EPC	C (51)

Viewing & Further Information



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