



**STIRLING  
ACKROYD**

**TO LET**

**18 Charlotte Road,  
London, EC2A 3PB**

**859 sq ft**

**First Floor Office  
Located in the Heart of  
Shoreditch**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

Offered across 859 sq ft this charming first floor office benefits from plentiful natural light provided by the crittal windows. Alongside the warehouse feel from exposed brickwork and engineered wood flooring.

The floor benefits from being open plan, the space is full of character overlooking the cobbled street of Charlotte road. The available space provides excellent connectivity being moments away from Old Street Station.

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## Key points

- First Floor Office - 859 sq ft
- Excellent Natural Light
- Lift Access
- WC and Shower
- Old Street Station Nearby
- Fully Furnished Option Available Subject to Negotiations



## Location

First floor office located in the heart of Shoreditch on Charlotte Road, close to the junction with Rivington Street.

Charlotte Road is one of the most quintessential Shoreditch streets lined by converted Victorian warehouse buildings. The area offers an everchanging and eclectic mix of cafés, bars, restaurants and hotels including Leonard Circus weekly food market. At the top of the road close to its junction with great Eastern Street is the food critics current place to go Glorias alongside numerous other dining experiences including Nobu Hotel and the Hoxton Hotel all within minutes of this office.

The building's position between four key transport hubs provides excellent links throughout London and beyond. Old Street Station is located within a 5 minutes' walk offering Northern Line and Liverpool Street Station Underground and Network Rail is approx. within a 10 minutes' walk.

## Transport Links



Shoreditch High Street 0.3 Miles



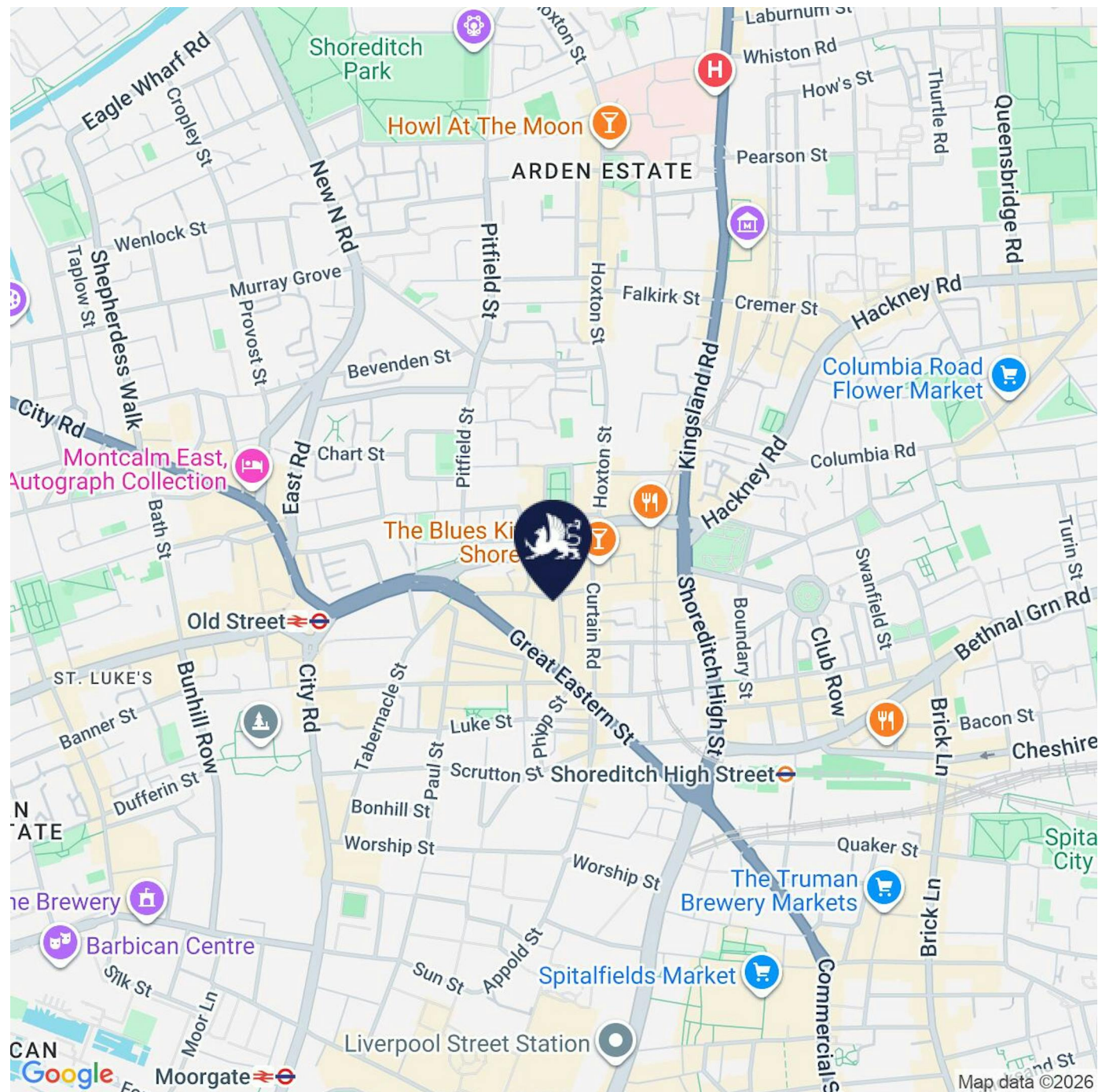
Old Street 0.3 Miles



Hoxton 0.4 Miles



Liverpool Street 0.6 Miles





## Rents, Rates & Charges

Lease	Licence
Rent	£42.50 per sq ft
Rates	Interested parties to make their own enquiries with the Local Authority
Service Charge	£5,000 per annum subject to confirmation - circa £5,000 per annum
VAT	Not applicable
EPC	C (56)

## Viewing & Further Information



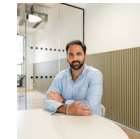
**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com



**Alex Zeckler**  
0207 538 9253  
07961238152  
azeckler@stirlingackroyd.com



**Dimitri Melaisi**  
0203 911 3666  
07940239327  
dmelaisi@stirlingackroyd.com

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