



TO LET

1 Curtain Road, London,
EC2A 3JX

2,735 to 8,205 sq ft

Contemporary office
building that blends
industrial aesthetics with
modern functionality
offering refurbished
floors of 2,750 sq ft



VIDEO TOUR

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Description

This impressive office block offers space over 1st - 3rd floors all offering open plan layouts and brilliant natural light throughout. It is offered as a self contained office building otherwise floor by floor with demised services.

The floors benefit from engineered wooden flooring, LED strip lighting excellent natural light throughout and demised WC's.

The floors are spacious and would be perfect for various occupiers ready to get back into the office!

Key points

- Open Plan Layouts
- LED strip lighting
- New Air-conditioning
- Engineered Wooden Flooring
- Modern Kitchenettes
- Demised WC's
- 5 minute Walk from Liverpool Street Station



Location

Situated in the vibrant Shoreditch area, the building benefits from excellent transport links. It is within 5 mins walking distance of Old Street, Shoreditch High Street, and Liverpool Street stations, providing access to multiple tube and overground lines.

The surrounding area offers a plethora of independent coffee shops such as Black Sheep, Blank Street and Attendant, retailers, and eateries, contributing to the dynamic atmosphere of the location

Transport Links



Shoreditch High Street 0.2 Miles



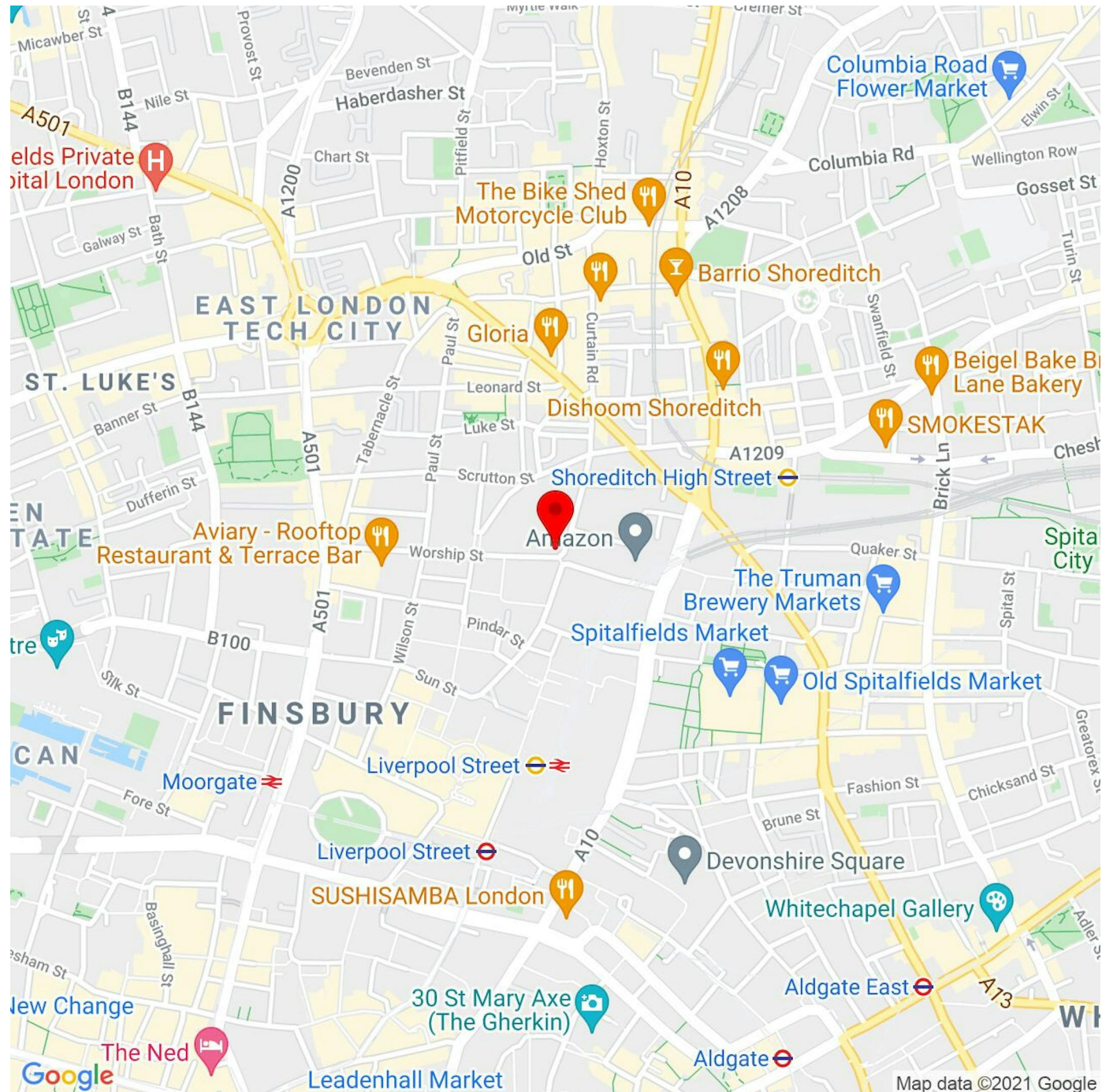
Liverpool Street 0.3 Miles



Old Street 0.4 Miles



Moorgate 0.4 Miles





Accommodation

Name	sq ft	sq m	Availability
1st	2,735	254.09	Available
2nd	2,735	254.09	Available
3rd	2,735	254.09	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 - £45 per sq ft
Rates	£22.22 per sq ft
Service Charge	£5 per sq ft Per Floor
VAT	On application
EPC	On application

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

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