



**STIRLING
ACKROYD**

TO LET

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

765 sq ft

**Converted Victorian
Warehouse Office**



VIDEO TOUR

stirlingackroyd.com



Description

Situated within a former Victorian warehouse, 45 Charlotte Road will make the perfect base for any creative business. The first floor offers 765 sq ft of characterful office space, complemented by a kitchenette, WC and air conditioning throughout. Featuring dedicated meeting rooms, providing versatile spaces for collaboration and client meetings.

Combining period character with practical modern amenities, Charlotte Road offers an exceptional base for businesses looking to establish themselves in one of Shoreditch's most sought-after locations.

Key points

- First Floor Office Located With A Period Warehouse Building
- Kitchenette, Meeting Rooms & Air Conditioning Throughout
- 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. With both offices located in the building at 45-46 Charlotte Road, located in Shoreditch the area proves to be an ever lasting popular location for local residents, independent operators and businesses.

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.

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



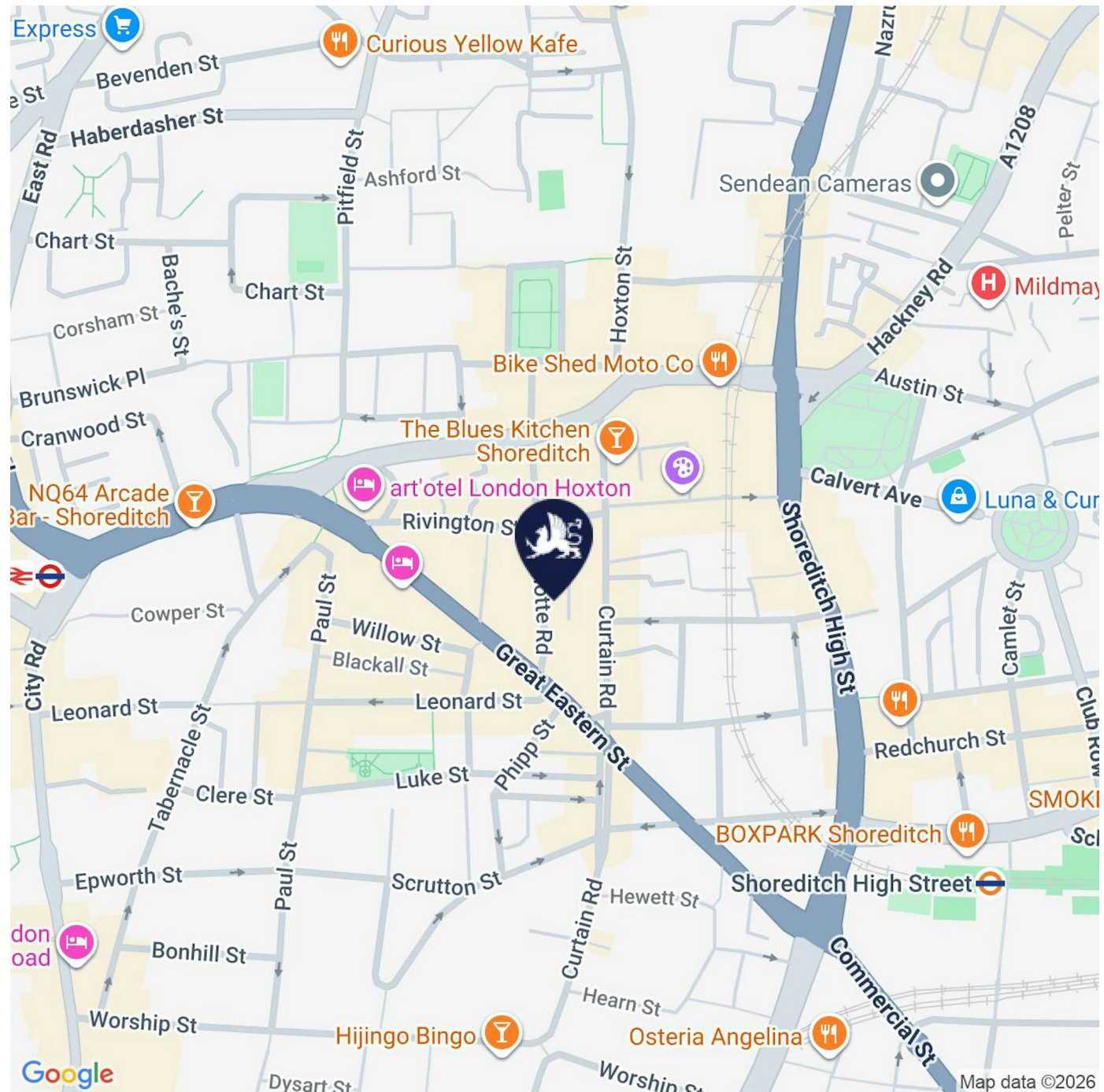
Old Street 0.3 Miles

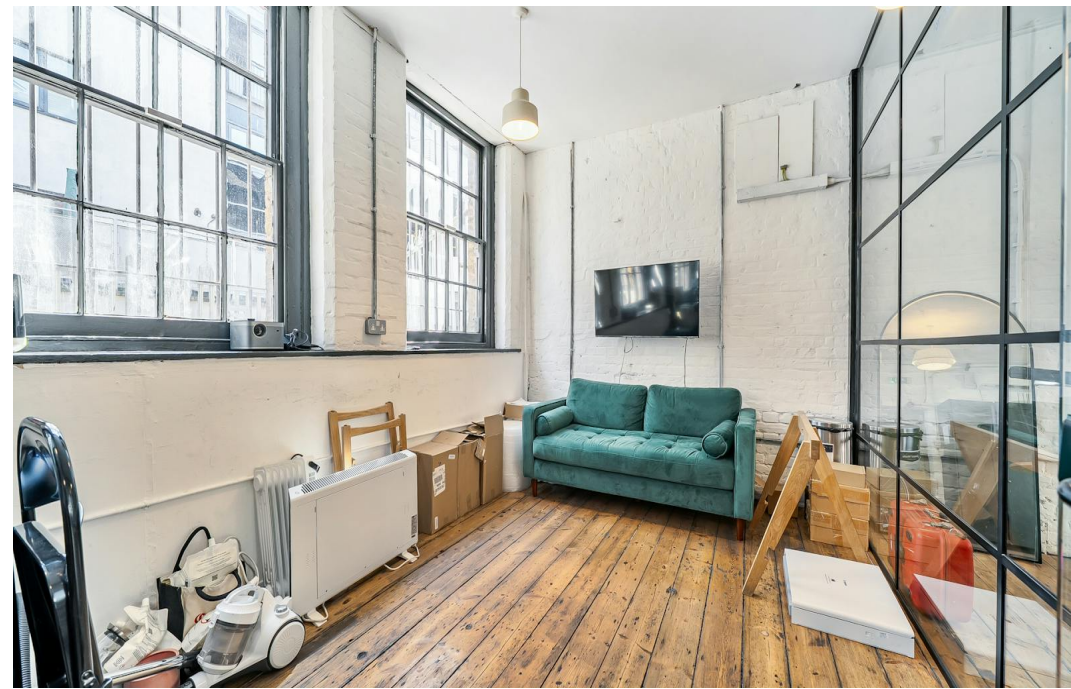


Hoxton 0.5 Miles



Liverpool Street 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
1st - 45	765	71.07	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£42.50 per sq ft
Rates	£13,284 per annum
Service Charge	Included In rent psf
VAT	Not applicable
EPC	C (59)

Viewing & Further Information



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