



**STIRLING
ACKROYD**

TO LET

**Lower Ground & Ground,
135-139 Curtain Road,
Shoreditch, EC2A 3BX**

4,885 sq ft

**Established
Showroom/Office to
Rent in the Heart of
Shoreditch**



VIDEO TOUR

stirlingackroyd.com



Description

The ground floor offers an impressive, light-filled showroom with strong street presence, ideal for a variety of occupiers seeking a flagship or client-facing space or showroom. Generous glazing and an open layout enhance natural light throughout, delivering a bright and welcoming setting that can be tailored to suit a range of occupiers.

Complementing this, the lower ground floor provides substantial showroom space and ancillary accommodation. Ideal for alternative uses such as meeting rooms, break out space, workshops, storage or back-of-house functions.

Together, the two floors combine to deliver a dynamic and flexible opportunity for a range of occupiers in a highly visible location.

Key points

- Characterful former warehouse building with contemporary interior styling
- Prominent position in Shoreditch with double frontage on Curtain Road
- Air conditioned & passenger lift
- Excellent natural light and ceiling heights
- Showroom, office and ancillary arranged over Ground and Lower ground floors
- Located in the heart of Shoreditch, moments from Old Street and Liverpool Street



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



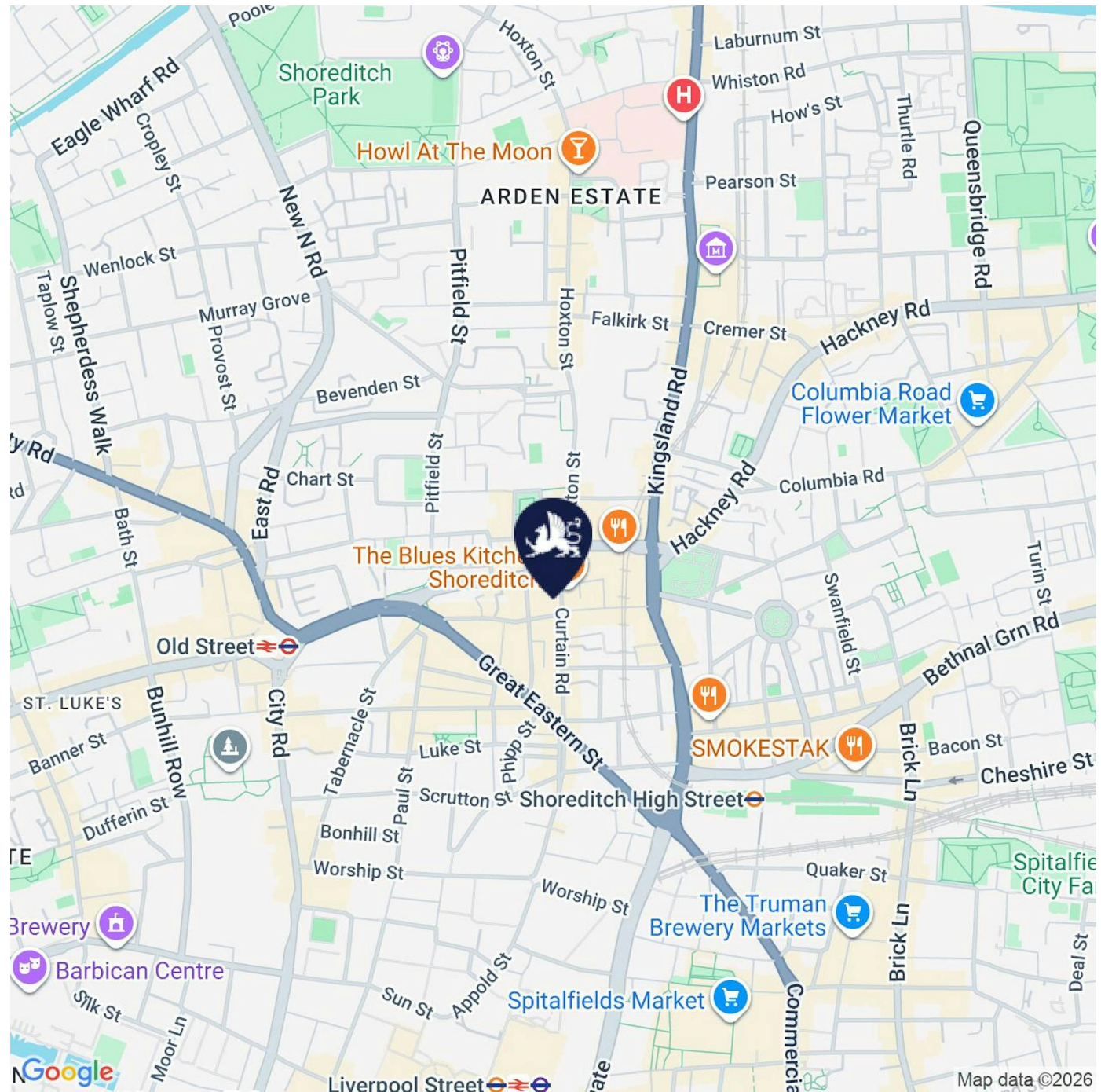
Old Street 0.3 Miles



Hoxton 0.4 Miles



Liverpool Street 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Basement	2,626	243.96	Available
Ground	2,259	209.87	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£190,000 per annum
Rates	TBC
Service Charge	£4.50 per sq ft
VAT	Not applicable
EPC	B (36)

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Dimitri Melaisi
0203 911 3666
07940239327
dmelaisi@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 20/02/2026