



STIRLING
ACKROYD

TO LET

**Unit 10 Suna House,
Shoreditch, EC2A 3QQ**

858 sq ft

**Top-Floor Converted
Warehouse Office**

stirlingackroyd.com



Description

Stylish top-floor converted warehouse office located in the heart of Shoreditch. The unit benefits from excellent natural light, a fully fitted kitchen with a breakfast bar and two glazed meeting rooms. Original warehouse features include sash-style windows and original wooden flooring, which has recently been sanded and revarnished to create a fresh, modern feel while retaining the space's authentic character.

The space is ready for immediate occupation and is ideally suited to a range of occupiers, including media and design companies, architects, and other creative or professional businesses.

Key points

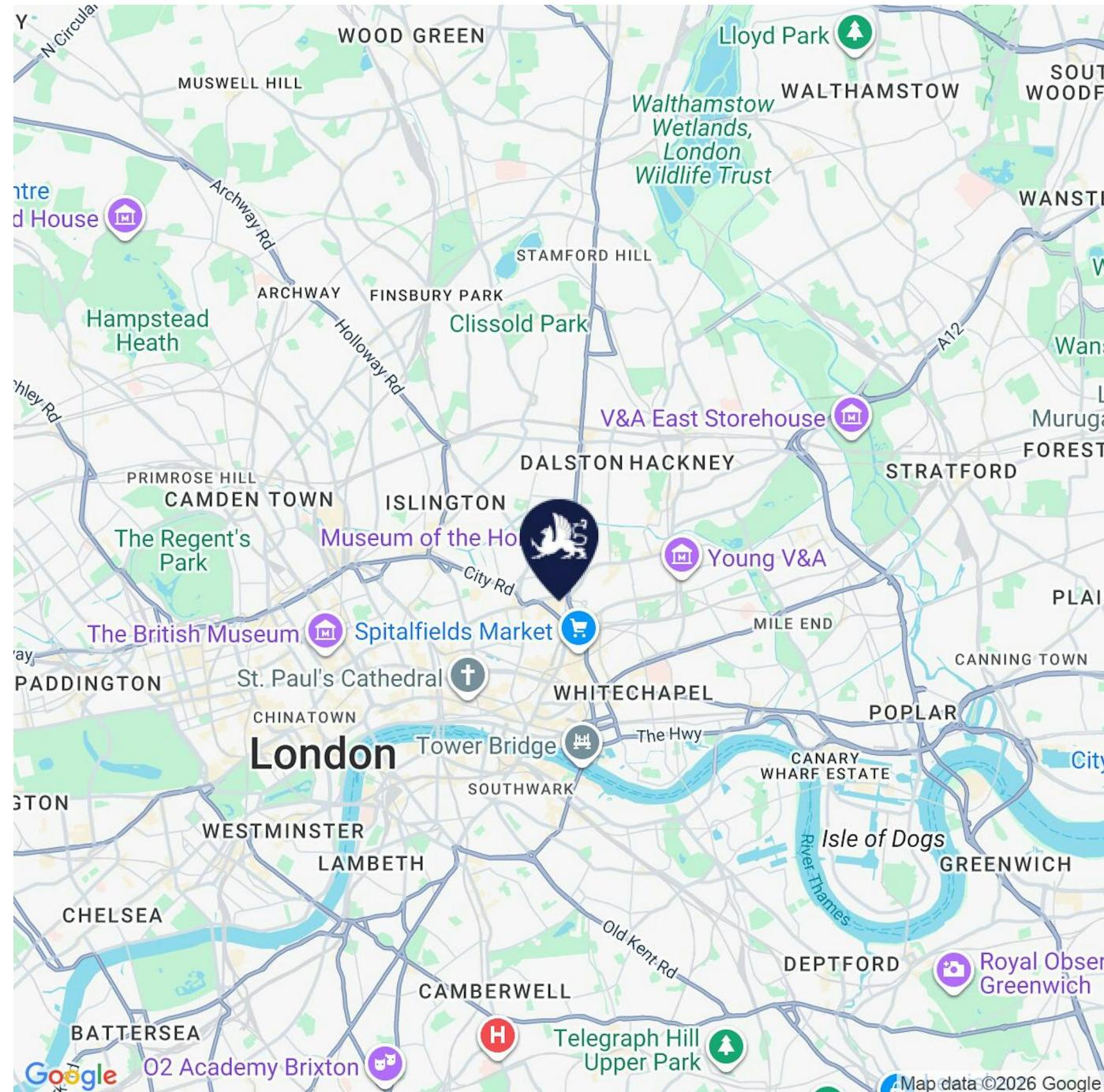
- Open-plan
- Recently refurbished
- Meeting rooms in situ
- Top floor office
- Original warehouse features
- Close proximity to Shoreditch High Street and Old Street stations



Location

The property is prominently located on Rivington Street at its junction with Curtain Road, in the vibrant heart of Shoreditch. It benefits from excellent transport links, with Shoreditch High Street Station (Overground) just a 5-minute walk away, and Old Street Station (Northern Line and National Rail) approximately 10 minutes on foot.

The location is further enhanced by its proximity to Old Street, Shoreditch High Street, and Great Eastern Street. The area is home to a range of well-known occupiers and amenities, including The Blues Kitchen, The Diner, Brindisa, The Breakfast Club, Red Dog Saloon, Callooh Callay, The Tramshed, House of Hackney, Sneakersnstuff, Homeslice, Pizza Pilgrims, Haché, Ruffians, and Busaba Eathai, offering a dynamic mix of dining, retail, and lifestyle options.



Transport Links

-  Shoreditch High Street 0.2 Miles
-  Old Street 0.3 Miles
-  Hoxton 0.4 Miles
-  Liverpool Street 0.6 Miles



Rents, Rates & Charges

Lease	New Lease
Rent	£32.50 per sq ft
Rates	£13.59 per sq ft (EST)
Service Charge	£5,181.43 per annum
VAT	Not applicable
EPC	C (71)

Viewing & Further Information



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