



**9 Charlotte Road**

Shoreditch, London, EC2A 3DH

**Superb first floor office to  
buy in central location in  
Shoreditch**

**835 sq ft**  
(77.57 sq m)

- Self contained office
- Kitchen and private toilet
- Engineered wooden floor
- Efficient gas central heating

# 9 Charlotte Road, Shoreditch, London, EC2A 3DH

## Summary

Available Size	835 sq ft
Price	£540,000
Rates Payable	£15,968 per annum based on 2023 valuation
Rateable Value	£32,000
Service Charge	£2,500 per annum inclusive of contribution to buildings insurance
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

## Description

The office is situated on the first floor of a refurbished mixed-use building and is accessed via a secure common entrance and stair. The space benefits from good natural light from windows at the front and rear.

## Location

The building is located on the West side of Charlotte Road, just north of its' junction with Rivington Street. The location is prime within Shoreditch with surrounding and neighbouring occupiers including; Vitra, Masaj, Tala Lighting and BrandOpus. Old Street Station is a few minutes walk away with Liverpool Street and Shoreditch High Street Stations also being within easy walking distance.

## Accommodation

Name	sq ft	sq m	Availability
1st	835	77.57	Available

## Terms

To be sold by way of a new long leasehold interest.

## Price

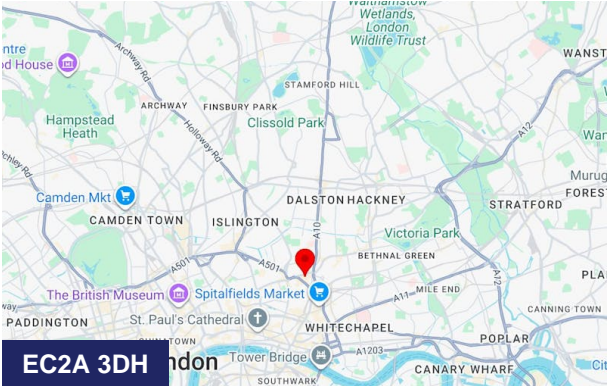
£540,000 (NO VAT)

## Business Rates

The 2023 Rating List entry for the premises has a Rateable Value of £32,000. We estimate annual rates payable to be £15,968. Interested parties should make their own enquiries to the London Borough of Hackney.

## Service Charge

The current annual service charge including contribution to buildings insurance is running at £2,500 per annum.



## Viewing & Further Information

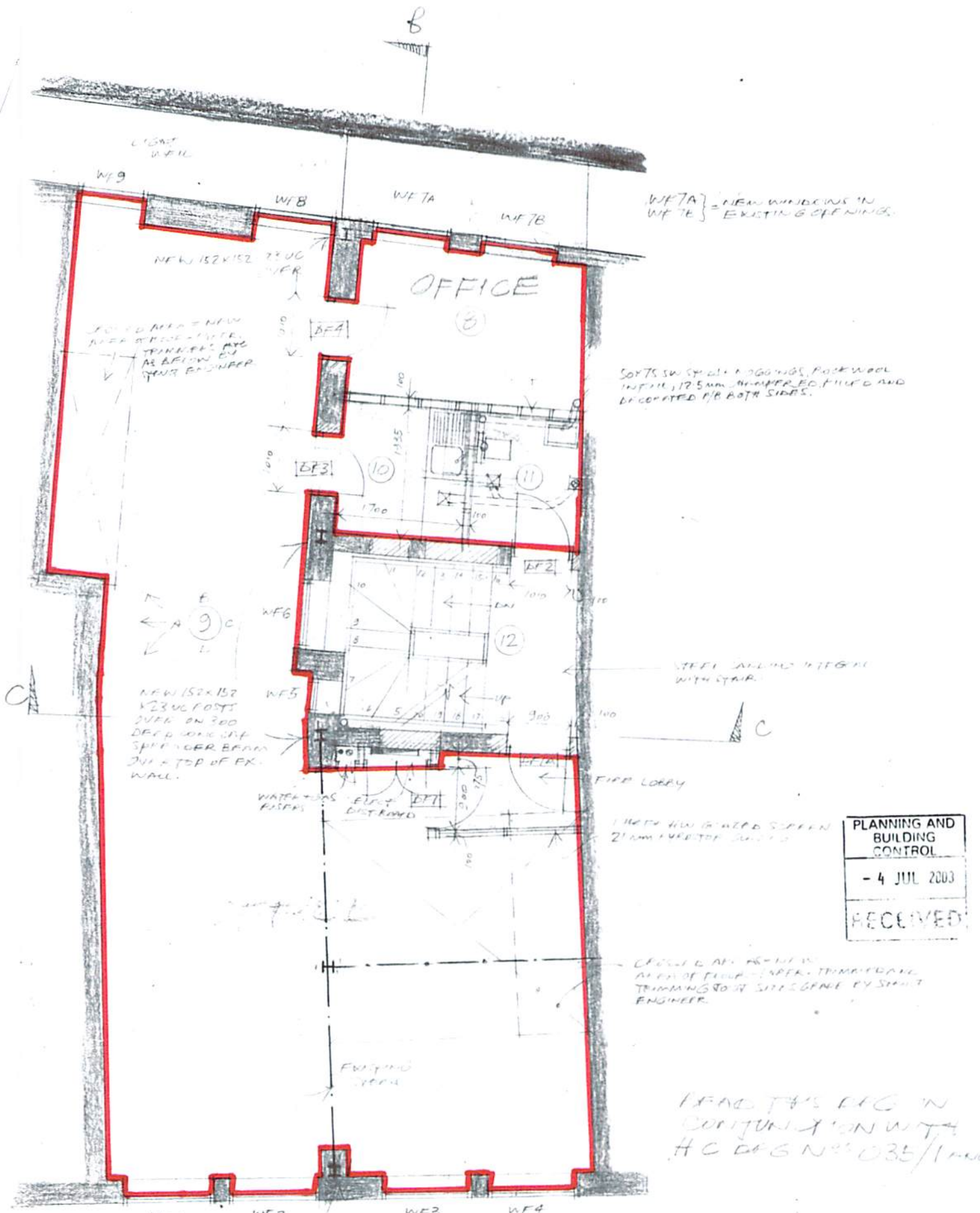


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REV A: 12/5/03  
 FIRE LOBBY LARGED UP  
 RECD.  
 REV B: 4/6/03  
 EXTENSION OF OFFICE ⑧  
 INTO LIGHT WELL DELETED

9 CHARLOTTE ROAD  
 FIRST FLOOR  
 NOT TO SCALE  
 FIRST FLOOR AS PROPOSED  
 DRG. 4946/PI/2/B