



**123 Curtain Road**  
**EC2A 3BX**

**Fully fitted 'plug & play'  
office floor available for  
rent within the heart of  
Shoreditch**

**1,445 sq ft**  
(134.24 sq m)

- Air conditioning
- Excellent natural light
- Self-contained Meeting Rooms
- Exposed brickwork
- Open plan floors
- Passenger lift

# 123 Curtain Road, London, EC2A 3BX

## Description

This second floor office is fully fitted including meeting rooms, desks and kitchen all within situ. The office benefits from excellent natural light through out, good floor to ceiling heights, modern suspended lighting and a full air conditioning system. This office is the perfect modern workspace for your team to feel at home!

## Location

Situated in The Shoreditch Triangle, the property benefits from good transport links with Liverpool Street Station and Old Street Station approximately a five minute walk. There are numerous bus routes that serve Great Eastern Street and Curtain Road

## Specification

- Fully fitted office
- Air conditioning
- Excellent natural light
- Excellent floor to ceiling heights
- Exposed brickwork
- Open plan
- Passenger lift
- Disabled WC
- Self contained WC and showers
- Fully accessible raised floors
- Meeting rooms, desks and kitchen
- Modern suspended lighting

## Viewings

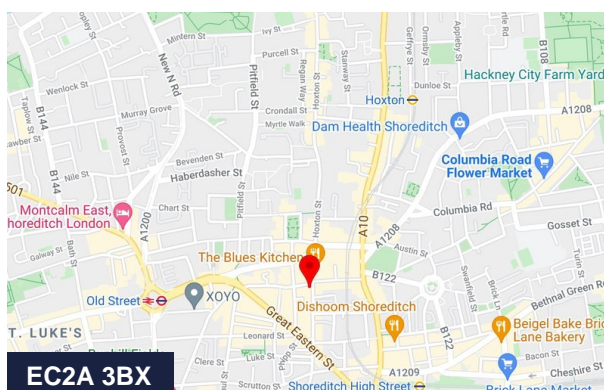
Strictly via Stirling Ackroyd

## Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

## VAT

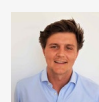
The property is elected for VAT



## Summary

Available Size	1,445 sq ft
Rent	£59.50 per sq ft
Rates Payable	£8.82 per sq ft
Rateable Value	£24,500
EPC Rating	Upon Enquiry

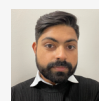
## Viewing & Further Information



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