



**STIRLING
ACKROYD**

TO LET

**27 Charlotte Road,
London, EC2A 3PB**

1,291 sq ft

Second and third floor
warehouse offices in the
heart of Shoreditch with
terraces



VIDEO TOUR

stirlingackroyd.com



Description

This converted Victorian warehouse building offers an open-plan layout bursting with original character including exposed brickwork, timber flooring and sash windows alongside modern amenities such as air conditioning and CAT 5 cabling. Windows at the front and rear provide excellent natural light. The third floor space has direct access onto a rear terrace and both floors benefit from having the use of a communal roof terrace and bookable meeting rooms.

Location

The property is located on Charlotte Road, close to its junction with Rivington Street, in the centre of the popular "Shoreditch Triangle". This busy mixed-use area is occupied by many thriving creative and tech businesses, and is well served by hotels, shops, amenities, transport, eateries and bars.

Key points

- Second floor - 1,156 square feet
- Third floor - 1,384 square feet
- Private terrace
- Timber flooring
- Excellent natural light
- Exposed brickwork
- Open Plan
- Can be let together or separately

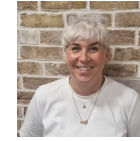




Rents, Rates & Charges

Lease	New Lease
Rent	£45.00 per sq ft
Rates	£22 per sq ft
Service Charge	£3.50 per sq ft
VAT	To be confirmed
EPC	C (59)

Viewing & Further Information



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