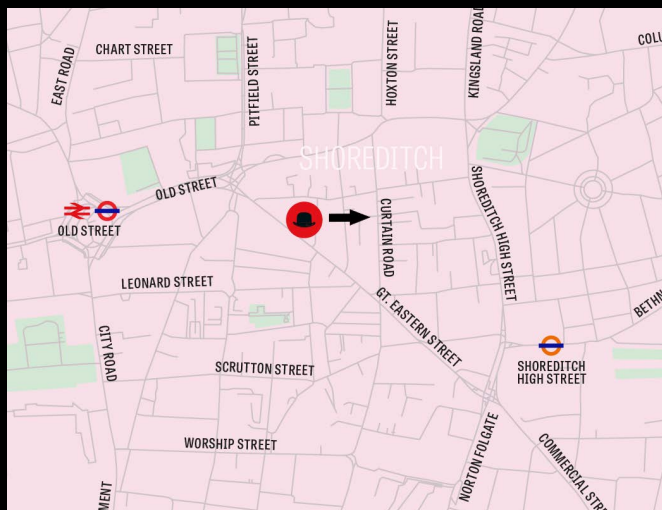


147 CURTAIN ROAD, SHOREDITCH, EC2A 3QE



- BRIGHT, OPEN FIRST FLOOR OFFICE SPACE AVAILABLE
- AREA 1,246 SQ FT (116 SQ M)

THE
MOX
BARLEY
ESTATE





DESCRIPTION

First floor office space available right in the heart of Shoreditch. This open plan Victorian conversion comes self-contained with kitchen & toilet facilities and two meeting rooms. The unit also benefits from wooden flooring, ample floor to ceiling and excellent natural light. Shoreditch High Street Overground Station and Old Street tube are both within five minutes' walk.

TENANCY

First floor office available on a new lease.

RENT

Rent is £43,610 p.a.x. (£35 per sq ft)

SERVICE CHARGE

Service charge is £3,099.27 p.a.

RATES PAYABLE

£21,457 p.a.

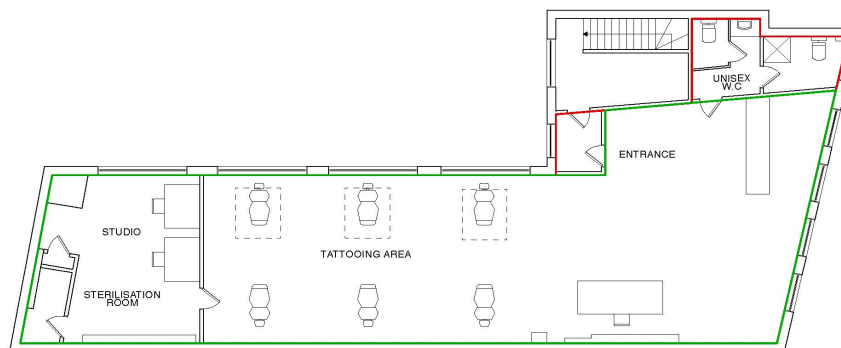
NB – This figure is for guidance only. Interested parties are advised to verify the rates with the London Borough of Hackney

ACCOMMODATION

First floor area – 1,246 sq ft (116 sq m)

CONTACT

Andrew Browne
andrew@maxbarney.com
07884 743731



147/149 Curtain Road
First Floor GA PLAN

Net 115.8 m2 (1246 ft2)
Gross 126.5 m2 (1361 ft2) First Floor, Tattoo Parlour
This drawing is for indicative purposes only to show general layout. Do not scale or take dimensions from drawings.

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COMMUTE

Old Street Underground (<i>Northern Line</i>)	6 mins
Shoreditch High Street (<i>East London Line</i>)	9 mins
Liverpool Street Station (Multiple Lines)	12 mins
Moorgate Underground	16 mins

PARKING NEARBY

NPC London Shoreditch	5 mins
Phipp Street Car Park	5 mins
Holywell Lane Car Park	5 mins

LUNCH

- Wahaca
- Oklava
- Bull in a China Shop
- Oliveira Kitchen – Organic Vegetarian
- Café Cinnamon
- Café Z
- Origin Coffee Roasters

REFRESHMENTS

- Found
- The Hoxton Seven
- Home Bar
- The Fox
- Goose Island Brewpub
- The Old Blue Last
- The Shed

HEALTH & FITNESS

- Frame Gym
- Nuttfield Health
- Obsessive Gym Disorder
- The Vault Gym
- Fight City Gym
- Good Yoga Life
- Rebekah's Yoga
- Triyoga Shoreditch

THE GREAT OUTDOORS

- Mark Street Gardens
- The Meadow
- Allen Gardens
- Hoxton Square Park