



45-46 Charlotte Road

EC2A 3PD

**1,000 sq.ft. ground
floor unit located on
Charlotte Road**

**1,000 sq ft
(92.90 sq m)**

- High ceilings
- Exposed brickwork
- Wooden flooring
- Skylight
- **Condition shown in photography is prior to current tenancy**

45-46 Charlotte Road, London, EC2A 3PD

Description

Comprising a beautiful open plan ground floor unit which has formerly been used for both retail and office use. Originally a warehouse building the ground floor benefits from high ceilings, exposed brickwork, wooden flooring, skylights to the rear and a traditional shop style frontage.

Internal roller shutters provide security and the premises would suit a range of occupiers from galleries, architects and showrooms.

Location

Located on Charlotte Road, just north of its junction with Rivington Street. Hoxton Square lies 100m or so north of the property. The location is thriving and the building hosts Origin Coffee Shop in the Ground Floor retail unit.

The 'Shoreditch Triangle' is a busy mixed-use area occupied by any thriving creative and tech businesses, and is well served by hotels, shops, amenities, transport, eateries and bars.

Specification

High ceilings

Exposed brickwork

Wooden flooring

Skylight

Condition shown in photography is prior to current tenancy

Viewings

Viewings via Stirling Ackroyd

Terms

New Full Repairing and Insuring lease terms to be agreed



Summary

Available Size	1,000 sq ft
Rent	£50,000 per annum Service charge and business rates inclusive in rent
Business Rates	Included in the rent
EPC Rating	Upon Enquiry

Viewing & Further Information



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