



135 Curtain Road EC2A 3BX

**Fully Furnished 2,730
sq ft warehouse style
office located on
Curtain Road in the
heart of Shoreditch**

**2,730 sq ft
(253.63 sq m)**

- Open plan
- 1 meeting room
- 2 sound proofed zoom rooms
- Excellent natural light
- Air conditioning
- Passenger lift

135 Curtain Road, London, EC2A 3BX

Description

This attractive 2nd floor office provides creative, open plan workspace and is available fully fitted with 40 desks and 12 hot desks. Many of the buildings original character features have been retained alongside modern amenities including air conditioning, raised flooring and LED light fixtures. There is a large open kitchen and break out bench area in addition to an 8 person meeting space and 2 sound proofed zoom rooms ideal for those uninterrupted virtual meetings! The office also benefits from a private shower for cyclists.

Location

Located in the heart of Shoreditch on Curtain Road close to its junction with Great Eastern Street. The area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels including the Leonard circus weekly food market. The building's position between four key transport hubs provides excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations. Crossrail's opening at Liverpool Street Station will further reduce travel times locally and regionally.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Rent	Availability
2nd	2,730	£49.50 per sq ft	Available

Specification

- Open plan layout
- 1 meeting room
- 2 sound proofed zoom rooms
- Air conditioning
- Exposed brickwork
- Great natural light
- Passenger lift
- Kitchen
- *additional 2,390 sq ft on the fifth floor available on separate negotiations*

Viewings

Strictly via appointment with Stirling Ackroyd

Terms

New lease available directly with the freeholder on terms to be arranged



Summary

Available Size	2,730 sq ft
Rent	£49.50 per sq ft
Rates Payable	£11.34 per sq ft
Service Charge	£3.35 per sq ft
	Fixed
EPC Rating	Upon Enquiry

Viewing & Further Information



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