



PROMINENT SHOREDITCH PROPERTY

55 Curtain Road

London, EC2A 3PT

**Creative Shoreditch HQ
arranged over ground to
second floors available
together or separately**

1,119 to 3,421 sq ft
(103.96 to 317.82 sq m)

- Flexible leases
- Showroom ground floor
- Fantastic natural light
- Passenger lift
- Self contained entrance
- Open plan layouts

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Description

The premises are situated over ground, first and second floors, which can be leased together or taken separately. The ground floor would suit showroom occupiers who can benefit from the return frontage and high ceilings. The first and second floors are open plan with polished concrete flooring, windows to two sides and aluminium storage units/kitchen facilities – giving a minimalistic finish which is the perfect canvas for an occupier to make their mark on the space.

Location

The property is located on the border of The Shoreditch Triangle on the Western side of Curtain road between the junctions of Gatesborough Street and Luke Street. The property benefits from good transport links, with Liverpool Street Station and Old Street Station both approximately a 5 minute walk away

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground	1,119	103.96	To let	Available
1st	1,145	106.37	To let	Available
2nd	1,157	107.49	To let	Available
Total	3,421	317.82		

Specification

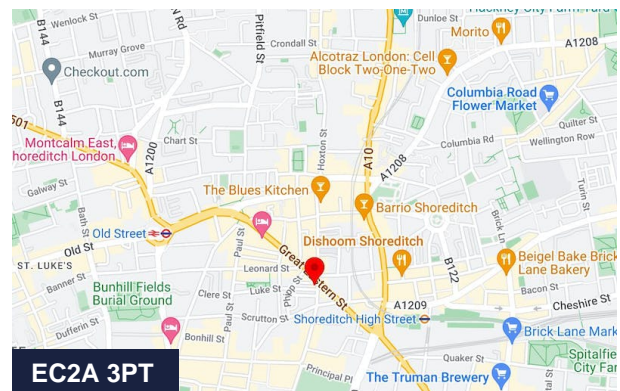
- Polished concrete flooring
- Kitchen facilities
- Lift
- Excellent natural light
- Great location
- Glazed meeting rooms

Viewings

Viewings through agents Stirling Ackroyd

Terms

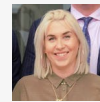
12–24 month leases



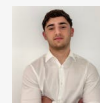
Summary

Available Size	1,119 to 3,421 sq ft
Rent	£42 per sq ft
Rates Payable	Upon Enquiry
EPC Rating	Upon Enquiry

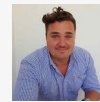
Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Joe Harris
020 3967 0103 | 07809091305
jharris@stirlingackroyd.com



Brett Sullings
020 3967 0103 | 07826547772
bretts@stirlingackroyd.com

