



**STIRLING
ACKROYD**

TO LET

**25 Chart Street,
London, N1 6FA**

3,105 sq ft

Attractive and bright
office space suitable for
an HQ or a creative hub
of multiple occupiers



VIDEO TOUR

stirlingackroyd.com



Description

Accessed via an attractive and secure landscaped courtyard with seating areas which is not only a communal amenity but a nice entry point too! The offices available are arranged over basement to second floors.

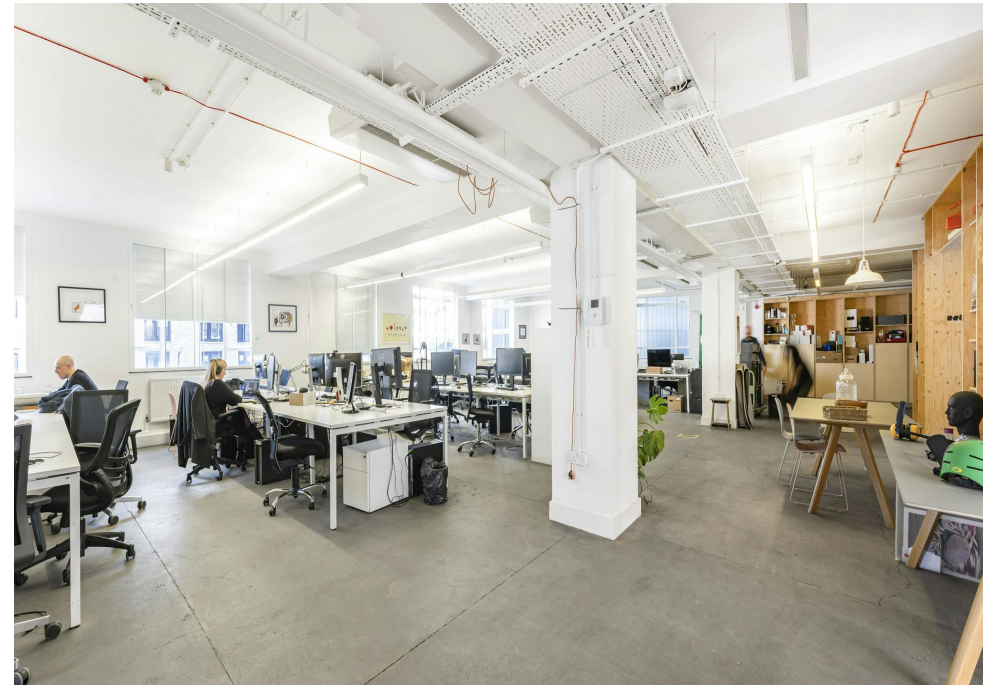
Each floor provides attractive open plan layouts with meeting rooms on each. All in keeping with a natural wooden finish and bright bold flooring, ideal for any creative company or companies looking to be close to Shoreditch.

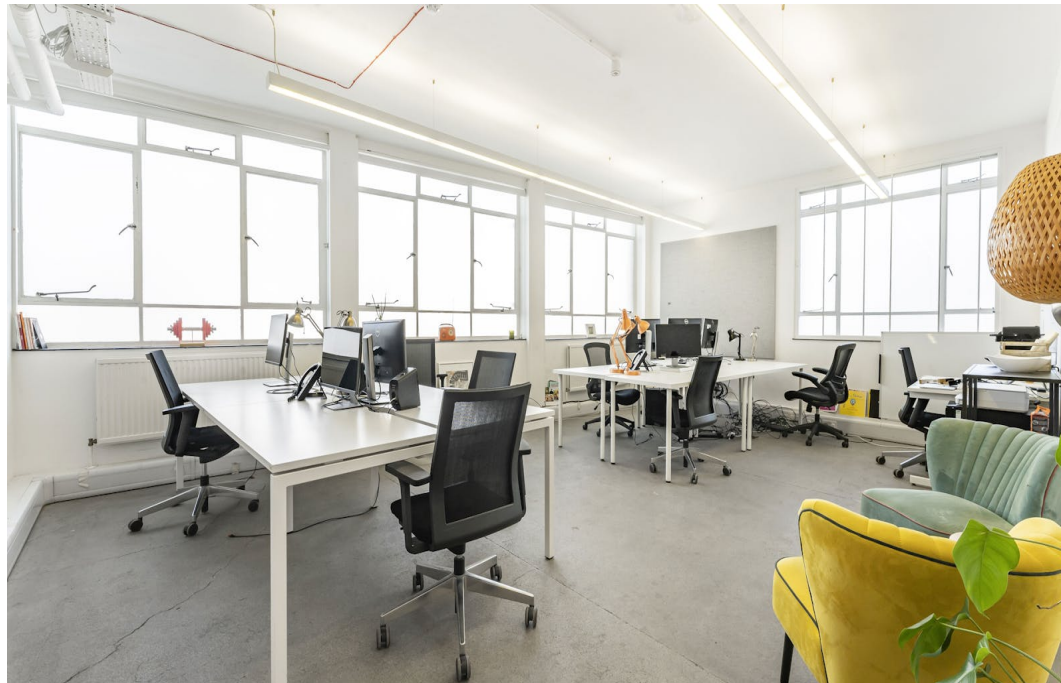
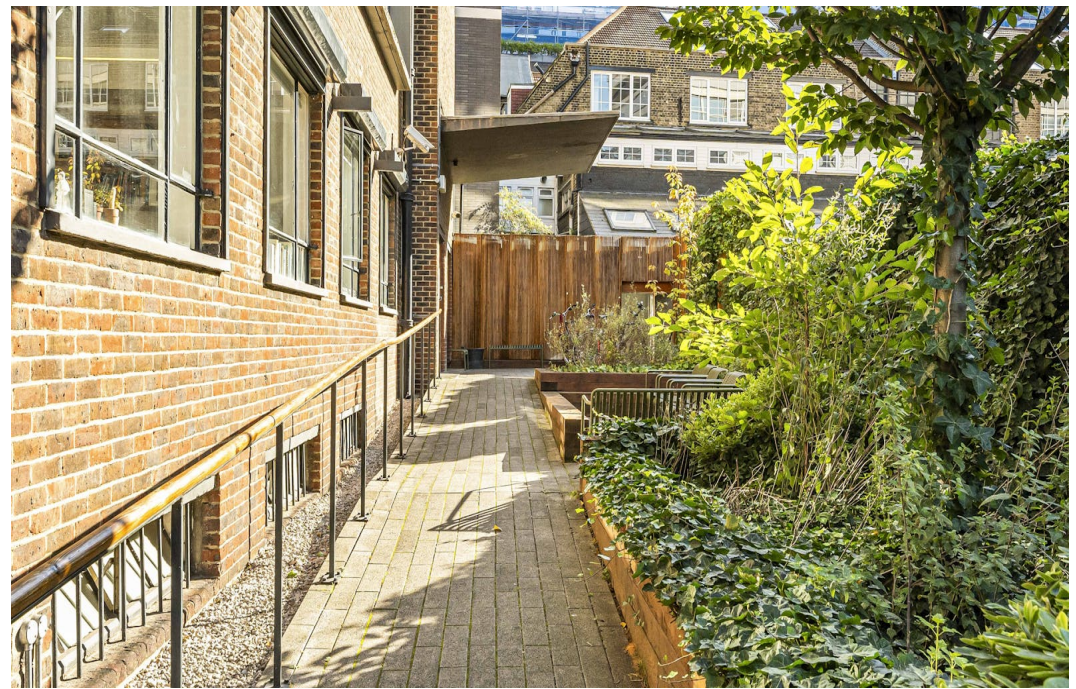
Location

Located on the corner of Chart Street and Baches Street the property is a three minute walk from Old Street Station or a seven minute walk from the heart of Shoreditch. It is also just a hop, skip and a jump from the green spaces of Hoxton Square and Shoreditch Park, both being on the doorstep. A variety of cafes, bars and restaurants are within reach including Honest Burgers, Bone Daddies, Shoreditch Grind and Wagamama.

Key points

- Total space available - 12,909 square feet
- Private landscaped urban garden courtyard entrance
- Brilliant natural light throughout
- Secure bike storage and end of journey facilities
- Passenger lift
- Moments from the amenities in Shoreditch
- Open plan layouts with meeting rooms on each
- Three minute walk from Old Street Station





Accommodation

Name	sq ft	sq m	Availability
Basement	3,197	297.01	Under Offer
Ground	3,515	326.55	Under Offer
1st	3,095	287.53	Under Offer
2nd	3,102	288.19	Available

Rents, Rates & Charges

Lease	Sublease
Rent	£39.50 per sq ft
Rates	£16.45 per sq ft
Service Charge	£5.50 per sq ft (Inclusive of electricity)
VAT	Applicable
EPC	E (124)

Viewing & Further Information



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