STIRLING ACKROYD

TO LET

4th Floor, 135-139 Curtain Road, London, EC2A 3BX

2,750 sq ft

Contemporary 2,750 sq ft Warehouse Office Floor For Rent in Heart of Shoreditch

VIDEO TOUR

stirlingackroyd.com

Description

This attractive fourth floor office provides a modern office set within a converted Victorian warehouse with character features having been retained alongside modern amenities including air conditioning, raised flooring and LED light fixtures. There is a large open kitchen in addition to multiple meeting spaces. 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 such as Glorias, Blacklock, Nobu,The Hoxton, and the newly opened Art o'tel in addition to 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.

Key points

- Open Plan Layout
- Exposed Brickwork
- Engineered Wooden Flooring
- Air Conditioning
- Multiple Meeting Rooms
- Passenger Lift Access

Accommodation

Name	sq ft	sq m	Availability
4th	2,750	255.48	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£18.56 per sq ft
Service Charge	£3.60 per sq ft
VAT	On application
EPC	D (90)

Viewing & Further Information

Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com

Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 28/05/2025