



TO LET

**2 Charlotte Road,
London, EC2A 3DH**

1,297 sq ft

Self-Contained Building
To Let on Charlotte Road



VIDEO TOUR

stirlingackroyd.com



Description

2 Charlotte Road offers a rare opportunity to occupy a self-contained office building extending to circa 1,300 sq ft across three floors. Arranged over ground, first and second floors the space benefits from excellent natural light throughout and provides a bright, creative working environment well suited to a range of occupiers.

The property is fitted to provide multiple workstations, breakout space, and a meeting room on the ground floor, creating a practical balance between collaborative and private working areas. Each floor also benefits from its own kitchenette, adding convenience and flexibility for day-to-day occupation.

Key points

- Self-contained
- Great Natural Light
- Fold out working pods
- Meeting Rooms
- Multiple Working Stations
- Kitchenette & WC Located on Each Floor



Location

Positioned in the heart of Shoreditch, 2 Charlotte Road occupies a prime location within one of London's most vibrant and well-established office markets. The property is surrounded by an excellent mix of cafés, restaurants, bars and fitness amenities, making it highly attractive to a wide range of creative, tech and professional occupiers.

Charlotte Road is particularly sought after for its characterful streetscape and strong business community, while also benefiting from close proximity to Old Street, Shoreditch High Street and Liverpool Street stations, providing excellent connectivity across London and beyond. The location continues to appeal to companies seeking a lively, amenity-rich environment in a well-connected central London setting.

Transport Links



Old Street 0.3 Miles



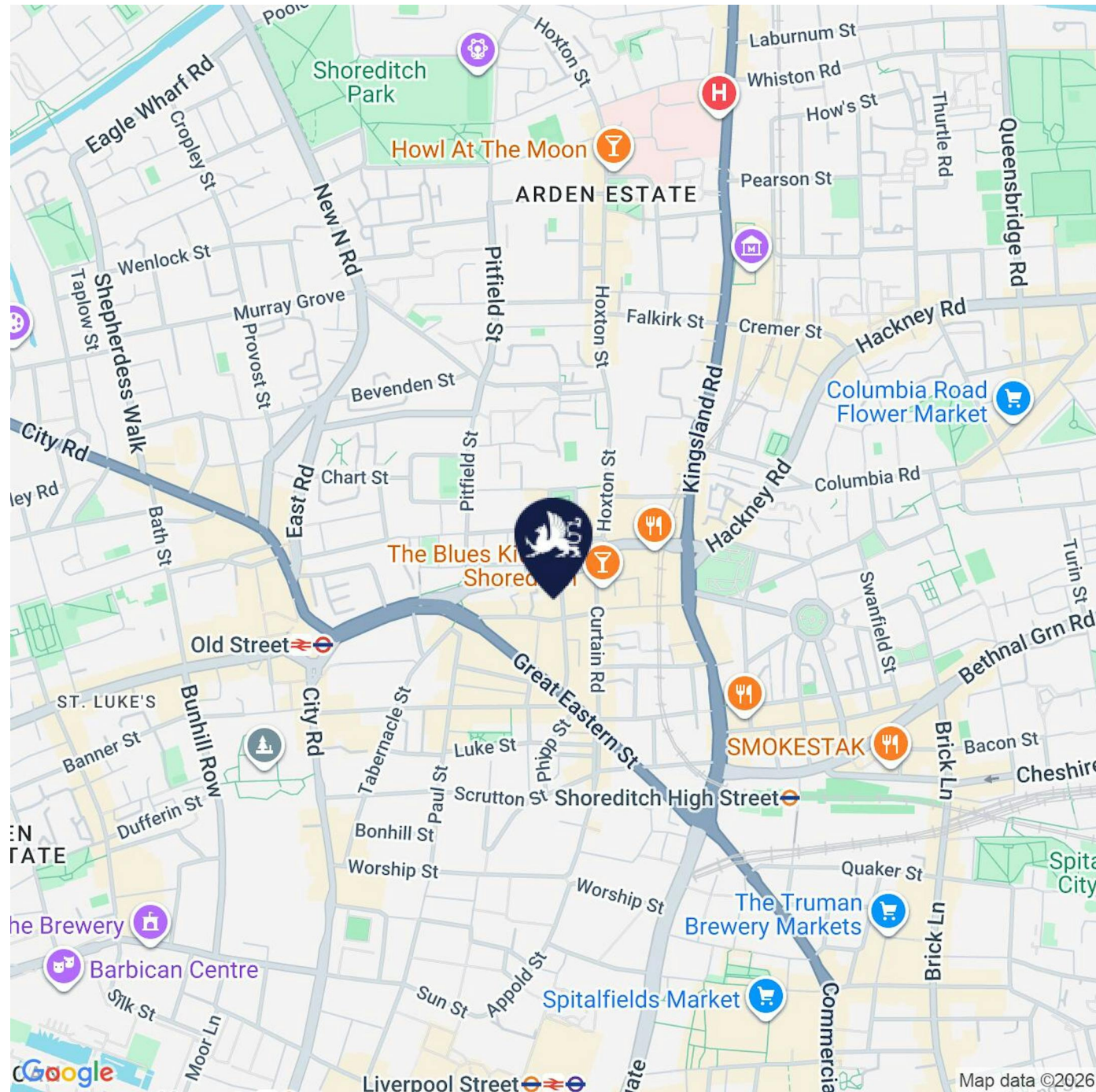
Shoreditch High Street 0.3 Miles



Hoxton 0.4 Miles



Liverpool Street 0.6 Miles





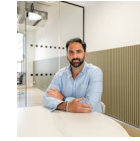
Accommodation

Name	sq ft	sq m	Availability
Ground	512	47.57	Available
1st	441	40.97	Available
2nd	344	31.96	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£20 per sq ft
Service Charge	On application
VAT	Not applicable
EPC	E (108)

Viewing & Further Information



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