



## TO LET

55 Curtain Road,  
London, EC2A 3PT

1,119 sq ft

Modern offices /  
showrooms in the heart  
of the Shoreditch triangle



VIDEO TOUR

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## Description

The ground floor would suit showroom occupiers versatile space that benefits from the good footfall, street frontage along Curtain Road and high ceilings. In addition, the Ground Floor two glass partitions allow the space to be used for a range of businesses, and is regularly occupied by pop ups including plants, electric bikes, textiles and homewares.

The Second Floor, currently fitted as an office has excellent natural light and is currently configure with 12 desks and a large board room.

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## 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. The property benefits from a range of amenities in the locality including The Hoxton Hotel, Leonard Circus Market, and Art O'tel.

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## Key points

- Ground & 2nd Floor available
- Return Frontage
- Fantastic natural light and polished concrete floor
- Self-contained entrance for Ground Floor unit
- Flexible lease for 12-24 months
- Kitchen facilities





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## Accommodation

Name	sq ft	sq m	Tenure	Availability
Ground	1,119	103.96	To Let	Available
2nd	1,157	107.49	To Let	Let

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## Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£17.61 per sq ft
Service Charge	On application
VAT	To be confirmed
EPC	E (122)

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## Viewing & Further Information



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