



**STIRLING
ACKROYD**

TO LET / FOR SALE

**9 Charlotte Road,
Shoreditch, EC2A 3DH**

835 sq ft

**Bright & Airy Open Plan
First Floor Office**

stirlingackroyd.com



Description

Offered across 835 sq ft the office is located on the first floor of a renovated mixed-use building and can be reached through a secure shared entrance and staircase. The building is located on the West side of Charlotte Road, just North of the junction with Rivington Street and South of Old Street.

The 'Shoreditch Triangle' is a busy mixed-use area occupied by many thriving creative and tech businesses and is well served by hotels, shops, amenities, transport, eateries and bars. The location continues to appeal to companies seeking a lively, amenity-rich environment in a well-connected central London setting.

Key points

- First Floor Office - 835 SQ FT
- Engineered Wood Flooring
- Gas Heating Central
- Kitchenette & Private WC
- Old Street Station Moments Away
- Good Natural Light Throughout The Office



Location

Positioned in the heart of Shoreditch, 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.

Transport Links



Shoreditch High Street 0.3 Miles



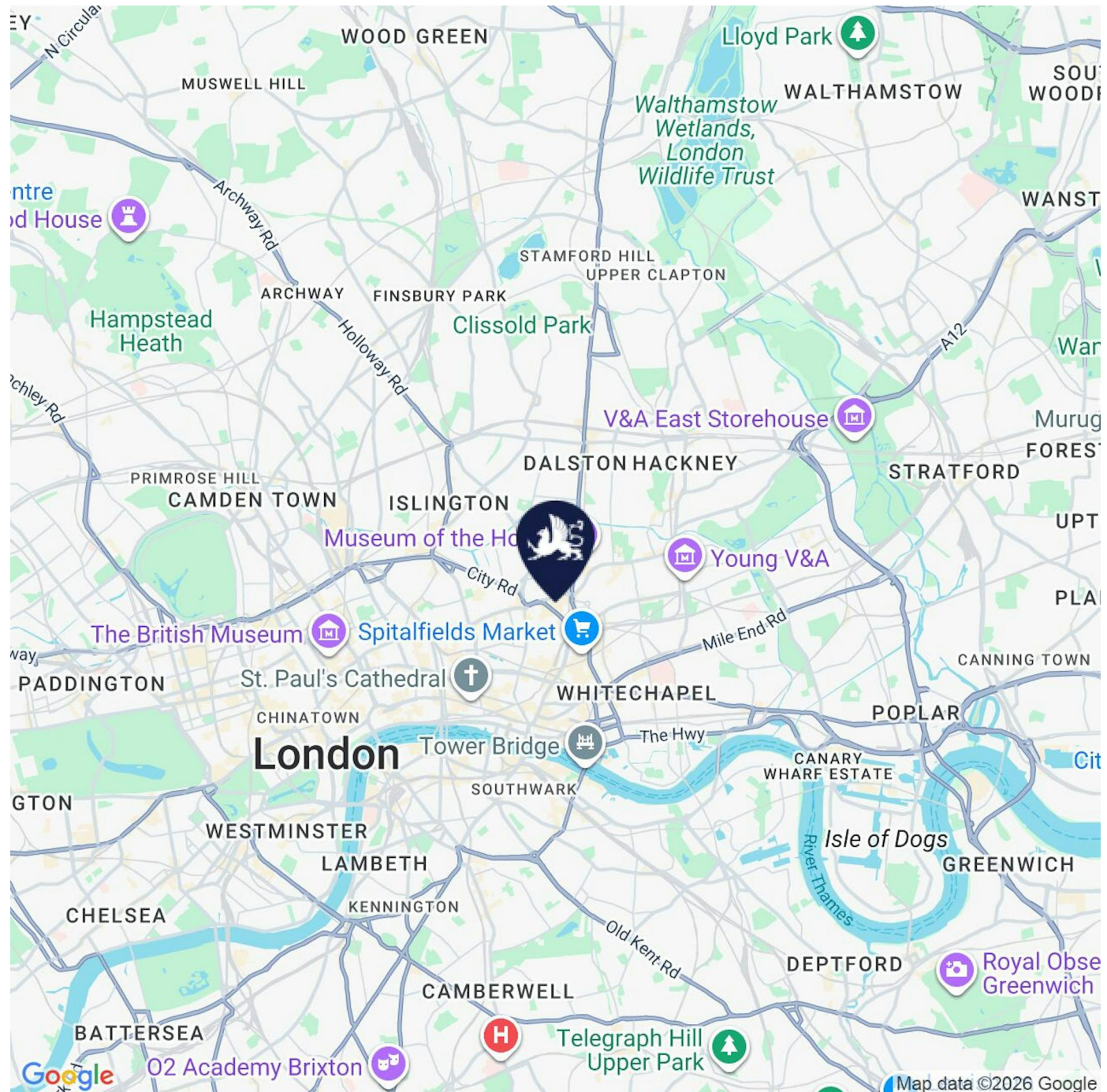
Old Street 0.3 Miles



Hoxton 0.4 Miles



Liverpool Street 0.6 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£32,500 per annum
Price	£495,000
Rates	£15,552 per annum
Service Charge	£2,500 per annum £2,500 per annum inclusive of contribution to buildings insurance
VAT	Not applicable
EPC	C (62)

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com



Dimitri Melaisi
0203 911 3666
07940239327
dmelaisi@stirlingackroyd.com

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