



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

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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

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