



## 9 Charlotte Road

Shoreditch, London, EC2A 3DH

### Superb first floor office in central location in Shoreditch

**835 sq ft**  
(77.57 sq m)

- Self contained office
- Kitchen and private toilet
- Engineered wooden floor
- Efficient gas central heating

# 9 Charlotte Road, Shoreditch, London, EC2A 3DH

## Summary

<b>Available Size</b>	835 sq ft
<b>Rent</b>	£32,500 per annum
<b>Rates Payable</b>	£15,968 per annum based on 2023 valuation
<b>Rateable Value</b>	£32,000
<b>Service Charge</b>	£2,500 per annum inclusive of contribution to buildings insurance
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (62)

## Description

The office is situated on the first floor of a refurbished mixed-use building and is accessed via a secure common entrance and stair. The space benefits from good natural light from windows at the front and rear.

## Location

The building is located on the West side of Charlotte Road, just north of its' junction with Rivington Street. The location is prime within Shoreditch with surrounding and neighbouring occupiers including; Vitra, Masaj, Tala Lighting and BrandOplus. Old Street Station is a few minutes walk away with Liverpool Street and Shoreditch High Street Stations also being within easy walking distance.

## Accommodation

Name	sq ft	sq m	Availability
1st	835	77.57	Available

## Terms

To be let by way of a new effective full repairing and insuring lease outside the protective provisions of the Landlord and Tenant Act.

## Initial Annual Rent

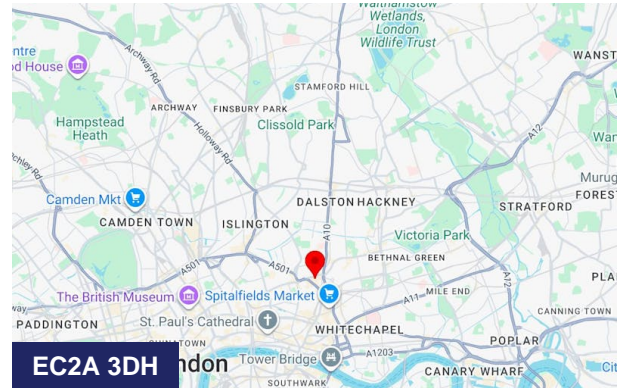
£32,500 per annum exclusive.

## Business Rates

The 2023 Rating List entry for the premises has a Rateable Value of £32,000. We estimate annual rates payable to be £15,968. Interested parties should make their own enquiries to the London Borough of Hackney.

## Service Charge

The current annual service charge including contribution to buildings insurance is running at £2,500 per annum.

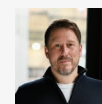


## Viewing & Further Information



### Michael Newell

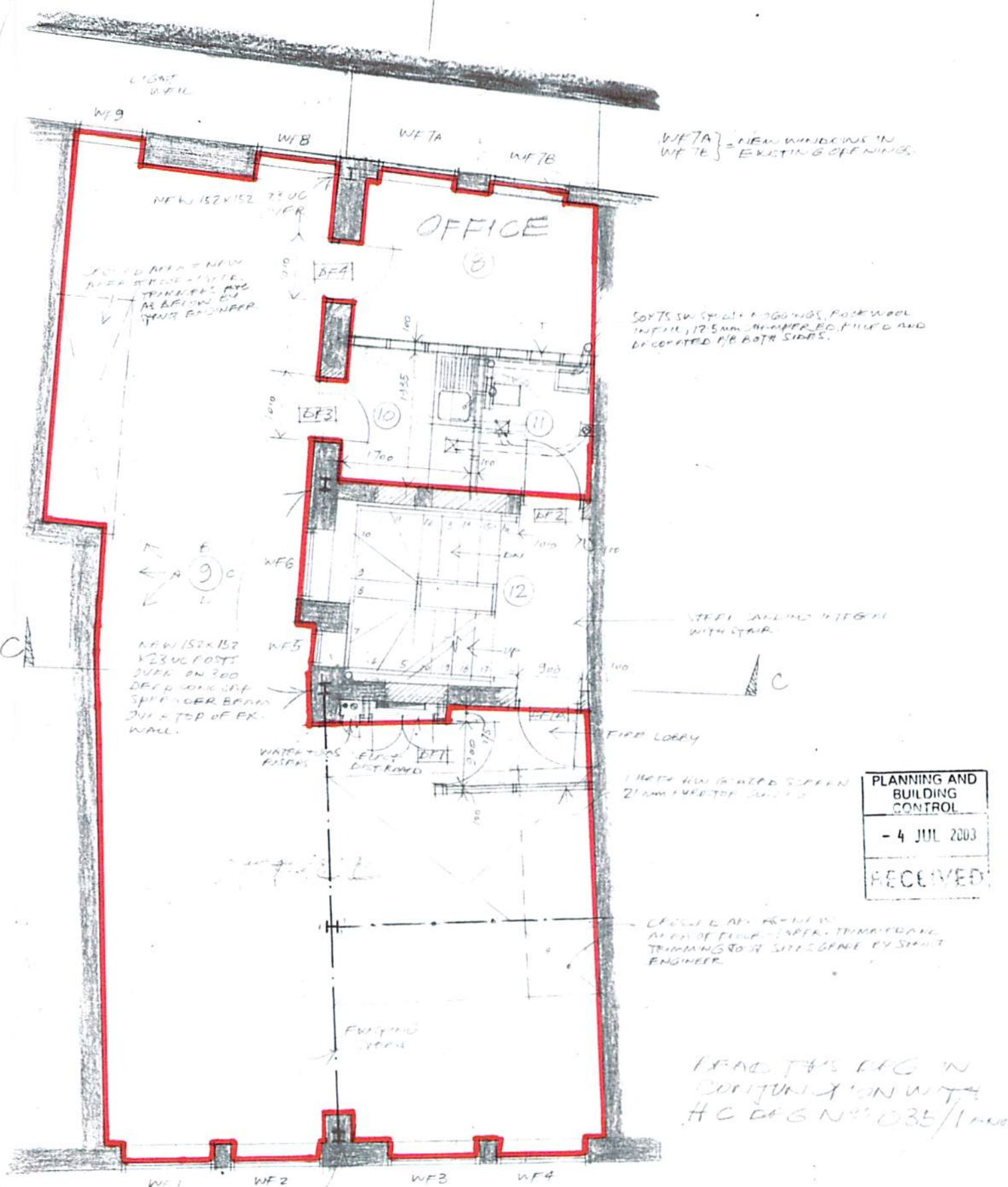
02077499476 | 07798764076  
michael@dominion.london



### Sandy Newell

02077499472 | 07966455636  
sandy@dominion.london

B



WFTA } = NEW WINDOWS IN  
WF7B } = EXISTING OPENINGS.

SOFTS SW WITH 100MM OSB, ROCK WOOL  
INSUL, 12.5mm GUMMED, FILLED AND  
DECORATED P/B BOTH SIDES.

JOINT AREA = NEW  
AREA OF NEW INTER-  
TRIMMER, etc  
AS BEFORE BY  
SIGN ENGINEER

NEW 152x152  
V23 UC POSTS  
OVER ON 300  
DEEP CONCRETE  
SPRINGER BEAM  
JNT AT TOP OF EX-  
WALL.

STEEL SKIN WITH  
WITH STAIR

FIRE LOBBY

100MM HW G-ROOF SCREEN  
21MM FIBREGLASS INSUL

PLANNING AND BUILDING CONTROL
- 4 JUL 2003
RECEIVED

REMOVE ALL EXISTING  
AREA OF FLOOR - INTER-TRIMMER  
TRIMMING TO A SILENT ENGINEER

HEAD OFFICE OF THE CORPORATION IN  
COOPERATION WITH  
H.C. DEGN NO. 035/1 AND

REV A: 12/5/03  
FIRE LOBBY LAMINATED GLASS  
GLASS

REV B: 4/6/03  
EXTENSION OF OFFICE 8  
INTO LIGHT WELL DELETED

NEW 152x152x23 UC POST  
OVER ON 300 THICK FACED

9 CHARLOTTE ROAD  
FIRST FLOOR  
NOT TO SCALE

FIRST FLOOR AS PROPOSED  
DRG. 4946/PI/2/B/0

B