



83 Curtain Road

Shoreditch, London, EC2A 3BS

Stunning self-contained Shoreditch showroom / studio / office / retail space

2,411 sq ft
(223.99 sq m)

- Self contained entrance and full height frontage to Curtain Road
- Great Floor to ceiling height with industrial features throughout
- Good natural light to both floors
- Currently configured with hi-tech conference room with air conditioning
- Secure shared bike storage and communal roof terrace

83 Curtain Road, Shoreditch, London, EC2A 3BS

Summary

Available Size	2,411 sq ft
Rent	£100,000 per annum
Rates Payable	£29,400 per annum Based on 2026 Valuation
Rateable Value	£60,000
Service Charge	£12,291 per annum Inclusive of buildings insurance contribution.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (99)

Description

The flexible use unit occupies the ground and lower ground floors of an architect-led renovated period building. The raised ground floor is mainly open plan and full of character with excellent floor to ceiling height, an abundance of natural light front and back and reclaimed herringbone wood floor throughout. There is also a separated small tea-point and single W.C. The bright lower ground floor space offers adaptable accommodation with with natural lighting, accessible from an internal open stairs also giving access to the main meeting room that can host 10+ people seated. The space also benefits a high spec fitted kitchen with dining area and additional break out areas, and two further private W.C.s. There is a further space currently configured as a fully air-conditioned server storage room and a separate sound-attenuated box room (currently storage, formerly used as a podcast studio). There is access to secure shared bike storage and also to a communal roof terrace.

Location

The premises are located on Curtain Road just north of Great Eastern Street, right in the heart of the vibrant 'Shoreditch Triangle'. Nearby large businesses and charities include Amazon, McDonalds and NSPCC. Neighbouring businesses include SCP, Vitra, Goodhood, Claybrook, Tala, Buster+Punch, Mandarin Stone, and The Strongroom. 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.

Liverpool Street Station, Old Street Station and Shoreditch High Street Station are all within easy walking distance.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,076	99.96	Available
Lower Ground	1,335	124.03	Available
Total	2,411	223.99	

Terms

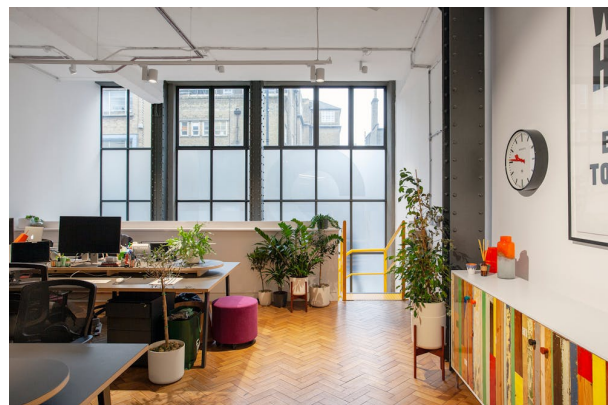
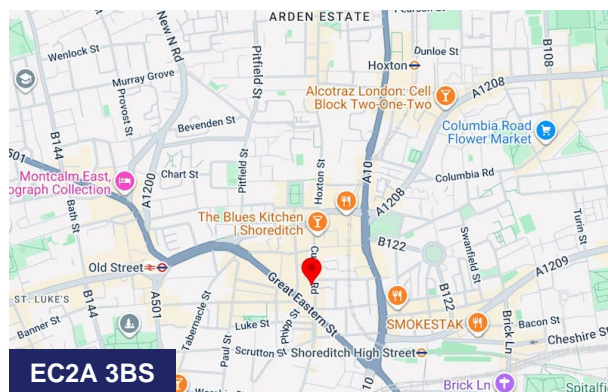
A new effective FRI Lease is available from the freeholder for a term to be agreed.

Initial Rent

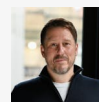
£100,000 per annum exclusive (+VAT).

Service Charge

The service charge is currently running at £12,291 (+VAT) per annum and is inclusive of

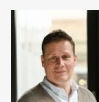


Viewing & Further Information



Sandy Newell

02077499472 | 07966455636
sandy@dominion.london



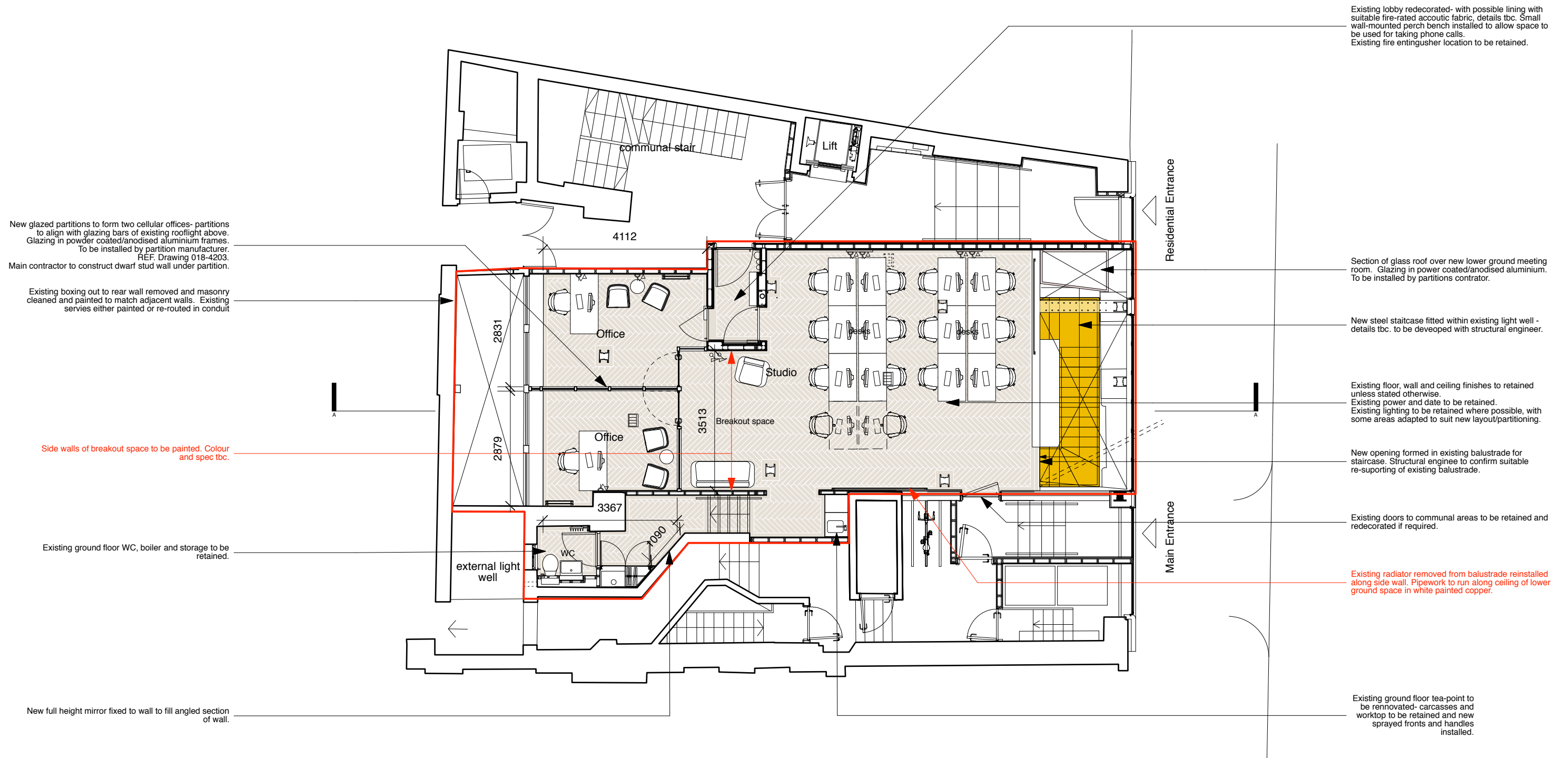
Michael Newell

02077499476 | 07798764076
michael@dominion.london

buildings insurance contribution.

Business Rates

The 2026 Rateable Value of the premises is listed on the Valuation Office Website as £60,000 with notional Rates Payable 1st April 2026 to 31st March 2027 estimated at £29,400 before any applicable reliefs. Interested parties are asked to make their own enquiries to the London Borough of Hackney.



Existing lobby redecorated- with possible lining with suitable fire-rated acoustic fabric, details tbc. Small wall-mounted perch bench installed to allow space to be used for taking phone calls. Existing fire extinguisher location to be retained.

New glazed partitions to form two cellular offices- partitions to align with glazing bars of existing rooflight above. Glazing in powder coated/anodised aluminium frames. To be installed by partition manufacturer. REF. Drawing 018-4203. Main contractor to construct dwarf stud wall under partition.

Existing boxing out to rear wall removed and masonry cleaned and painted to match adjacent walls. Existing services either painted or re-routed in conduit

Section of glass roof over new lower ground meeting room. Glazing in powder coated/anodised aluminium. To be installed by partitions contractor.

New steel staircase fitted within existing light well - details tbc. to be developed with structural engineer.

Existing floor, wall and ceiling finishes to be retained unless stated otherwise. Existing power and data to be retained. Existing lighting to be retained where possible, with some areas adapted to suit new layout/partitioning.

New opening formed in existing balustrade for staircase. Structural engineer to confirm suitable re-supporting of existing balustrade.

Existing doors to communal areas to be retained and redecorated if required.

Existing radiator removed from balustrade reinstalled along side wall. Pipework to run along ceiling of lower ground space in white painted copper.

Existing ground floor tea-point to be renovated- carcasses and worktop to be retained and new sprayed fronts and handles installed.

Side walls of breakout space to be painted. Colour and spec tbc.

Existing ground floor WC, boiler and storage to be retained.

New full height mirror fixed to wall to fill angled section of wall.

Notes

All drawings within this package are the copyright of OEB Architects Ltd. They may not be copied or disclosed to any third party for any purpose except as authorised in writing by OEB Architects Ltd.
Do not scale from these drawings. Figured dimensions only are to be used. All critical dimensions are to be checked on site before work proceeds. If in doubt ask.

All drawings are to be read in conjunction with all other relevant consultants and / or specialists drawings or documents. Inconsistencies, errors and omissions found within or between OEB Architects Ltd. documents (and also in relation to other consultants/specialists documents) are to be notified immediately to OEB Architects Ltd.

Revision
A - 01.03.19 - General amendments

018-1002 - Proposed ground floor plan

OEB Architects
office@oebarchitects.co.uk

Project - How Now 83 Curtain Road
Date - 15th February 2019
Scale - 1:100@A3
Status - Approval
Revision - A

New joinery item comprising of shelving, display surfaces and bench seating. To be fabricated and installed by joinery contractor. Details tbc.
REF. Drawing 018-4102

New full height metal stud and plasterboard partitioning to form 2 WC cubicles and lobby. Partitions to follow line of light well in ceiling above. Cubicles approx. 900x1400mm and to contain WC and handwash basin. Drainage to be connected into existing exposed cast iron SWP. New extraction to be installed with exposed ducting running at ceiling level to external light well- details to be confirmed by services engineer.

New utility area within WC lobby including cleaner's sink and storage.

Existing boxing out to rear wall removed and masonry cleaned and painted to match adjacent walls. Existing services either painted or re-routed in conduit

Installation of new kitchen- Howdens or similar carcasses with custom sprayed fronts and a stainless steel worktop with integrated sink. Drainage to be connected into existing exposed drainage, subject to confirmation on site. New extract ventilation installed to existing light well, details to be confirmed by services engineer.
REF. Drawing 018-4101

Existing drainage for neighbouring unit to be concealed by taller section of new kitchen.

New condenser unit for server room air-conditioning to be wall mounted in existing light well above roof of cleaner's WC. Details to be confirmed by services engineer.

New HVACs ducting from server room and edit suite to run across ceiling of landlord's plant room.

Existing doors to communal areas to be retained and redecorated if required.

Wall mounted magnetic whiteboard. Details tbc.

Wall in meeting room boxed out with suitable timber or MF stud frame, lined in 12mm plywood and plasterboard and skim to allow for smooth wall for screen mounting.

New glazed partition to form meeting room, with a glazed roof panel where the partition extends under the light well. Glazing in powder coated/ anodised aluminium frames. To be installed by partition manufacturer.
REF. Drawing 018-4204

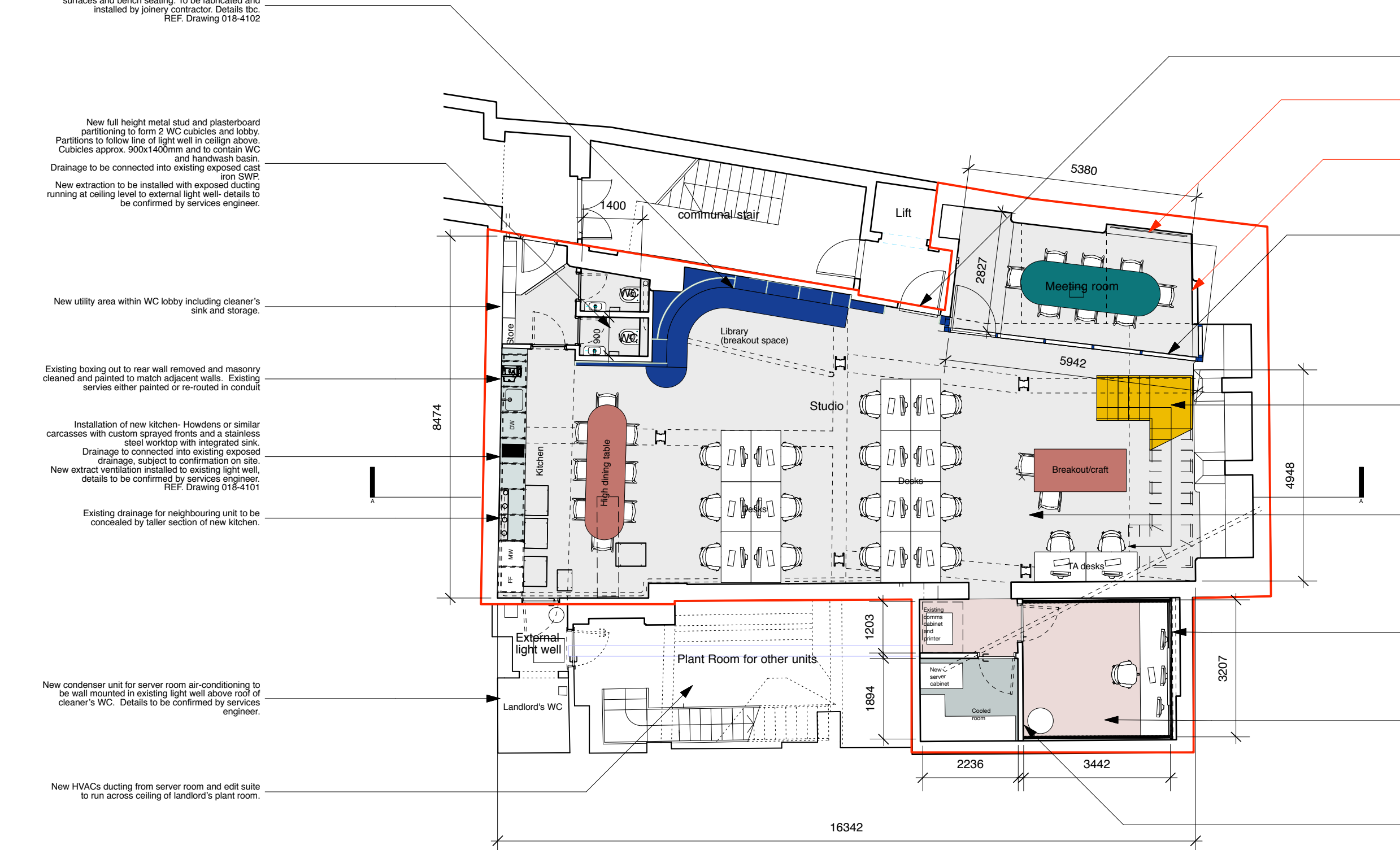
New steel staircase fitted within existing light well - details tbc. to be developed with structural engineer.

Existing floor, wall and ceiling finishes to be retained unless stated otherwise. Existing power and data to be retained. Existing lighting to be retained where possible, with some areas adapted to suit new layout/partitioning.

Walls trued with new Gyproc Soundbloc plasterboard on lining channels and studs. Walls to be lined with acoustic panels/lining. Spec of panels/lining TBC. Concealed access panels installed to cover water stop-cock and underfloor heating manifold.

Floor to be raised level with main space with a new floating floor. New carpet tiles to be laid.

New metal stud and plasterboard walls constructed in existing storeroom to form lobby, edit-suite and air-conditioned server room/store.



Notes

All drawings within this package are the copyright of OEB Architects Ltd. They may not be copied or disclosed to any third party for any purpose except as authorised in writing by OEB Architects Ltd.

Do not scale from these drawings. Figured dimensions only are to be used. All critical dimensions are to be checked on site before work proceeds. If in doubt ask.

All drawings are to be read in conjunction with all other relevant consultants and / or specialists drawings or documents. Inconsistencies, errors and omissions found within or between OEB Architects Ltd. documents (and also in relation to other consultants/specialists documents) are to be notified immediately to OEB Architects Ltd.

Revision
A - 18.02.19 - minor amendments to annotations
B - 01.03.19 - general amendments

018-1001 - Proposed lower ground floor plan

OEB Architects
office@oebarchitects.co.uk

Project - How Now 83 Curtain Road
Date - 15th February 2019
Scale - 1:100@A3
Status - Approval
Revision - B