



TO LET

**31 Charlotte Road,
London, EC2A 3PB**

935 sq ft

**Media style, lower
ground floor to let in the
Shoreditch Triangle**



Description

Comprising the lower ground floor of an attractive former warehouse property in the heart of Shoreditch, alongside some of the areas most popular restaurants including Gloria's and Blacklock.

The premises are open-plan and accessed via a large open staircase from the front of the property, which allows natural light to the lower ground floor.

The lower ground floor has exposed stock brickwork and a tiled floor, occupiers will benefit from the shared use of the shower, WCs and large kitchen on the ground floor.

Location

Charlotte Road is a popular street linking Great Eastern Street to the Hoxton Square end of Old Street, providing access to lots of retailers, restaurants, bars and lunchtime eateries nearby along with Hotels and hairdressing salons.

The property is a short walk from Old Street underground Station and Shoreditch High Street overground, Liverpool Street is around 10-minute walk.

Key points

- Lower ground floor - 935 square feet
- Media style office
- Meeting room
- Ten work stations
- Air-conditioning
- Great natural light
- High ceilings
- Shower facilities





Accommodation

Name	sq ft	sq m	Availability
Lower Ground	935	86.86	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£35,000 per annum
Rates	Included in rent
Service Charge	Included in rent
VAT	To be confirmed
EPC	E (109)

Viewing & Further Information



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