



QUALITY WAREHOUSE OFFICE FLOOR

23 Charlotte Road - Third Floor

Shoreditch, London, EC2A 3PB

Superb refurbished warehouse style office in the heart of the Shoreditch Triangle, well-presented, full of character and quality finishes.

995 sq ft
(92.44 sq m)

- Great natural light
- Meeting room
- Private toilets
- Full of period character
- Well-presented with quality finishes
- High speed internet available

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Summary

Available Size	995 sq ft
Rent	£42,500 per annum
Rates Payable	£15,094.75 per annum Based on 2023 Valuation
Rateable Value	£30,250
Service Charge	£2,500 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)

Description

The available space occupies the third floor of this comprehensively refurbished former warehouse building and is accessed via a presentable character common entrance and stair. This quality space enjoys good ceiling height and natural light from large windows front and rear as well as warehouse loading doors with Juliette balcony to Charlotte Road. There is currently a generous glazed meeting space to the front with the remainder open-plan with some exposed brickwork and real wood floors. The unit has private W.C. facilities and a tea-point area.

Location

The premises form part of an attractive restored Victorian furniture warehouse on the west side of Charlotte Road neighbouring The Royal Drawing School in the heart of the Shoreditch Triangle. 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. Old Street, Liverpool Street and Shoreditch High Street Stations are all within easy walking distance.

Terms

Available on flexible terms by way of a new effective full repairing and insuring Lease, to be contracted 'outside' the Act.

Initial rent

£42,500 per annum exclusive (+VAT).

Business Rates

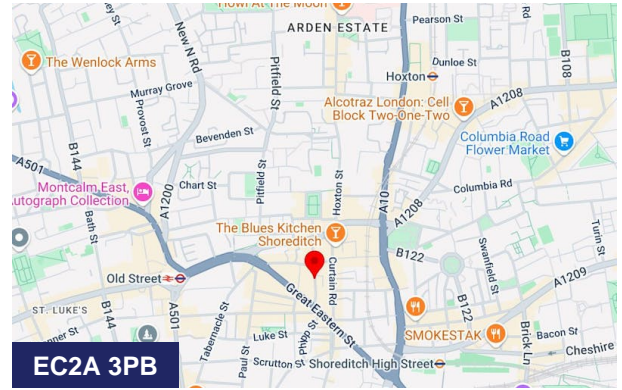
The Valuation Office Agency website lists the April 2023 Rateable Value at £30,250 with notional Rates Payable for April 2025 to March 2026 estimated at £15,095. Interested parties are advised to seek confirmation from the London Borough of Hackney.

Service Charge

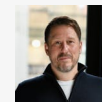
Estimated at £2,500 per annum (+VAT).

Buildings insurance

Estimated at £1,200 (+VAT) for the current year.

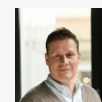


Viewing & Further Information



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