



**STIRLING
ACKROYD**

TO LET

**Unit 2, 10a Christina
Street, London, EC2A
4PA**

1,860 sq ft

Prime stylish Shoreditch
office with polished
concrete flooring and
ceilings



VIDEO TOUR

stirlingackroyd.com



Description

Situated on the first floor of Cosmopolitan House, comprising part of the first floor with the benefit of a lift, an attractive new build office which has been designed in an industrial/loft style. With excellent floor to ceiling height, perimeter heating/fresh air system, exposed concrete ceiling, modern fitted kitchen and WC. With double aspect windows providing good natural light the office would be of particular interest to creative/design occupiers.

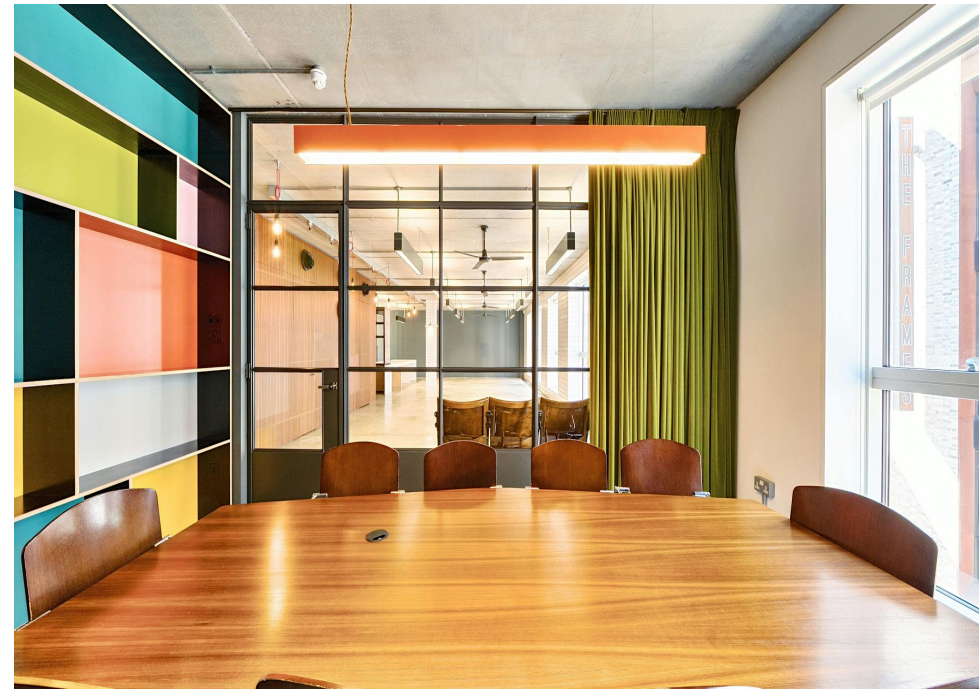
The building benefits from a private designated car parking space in the courtyard.

Floor to ceiling windows provide excellent natural light and the premises are fitted with air conditioning and underfloor heating.

The space can be provided fitted including two meeting rooms and kitchen and wc facilities and offers a fantastic opportunity for creative occupiers.

Key points

- Polished concrete flooring and ceilings
- Bright open plan floor plate
- Stylish interior design
- Air conditioning
- Underfloor heating
- Lift
- Prime Shoreditch office
- Private courtyard







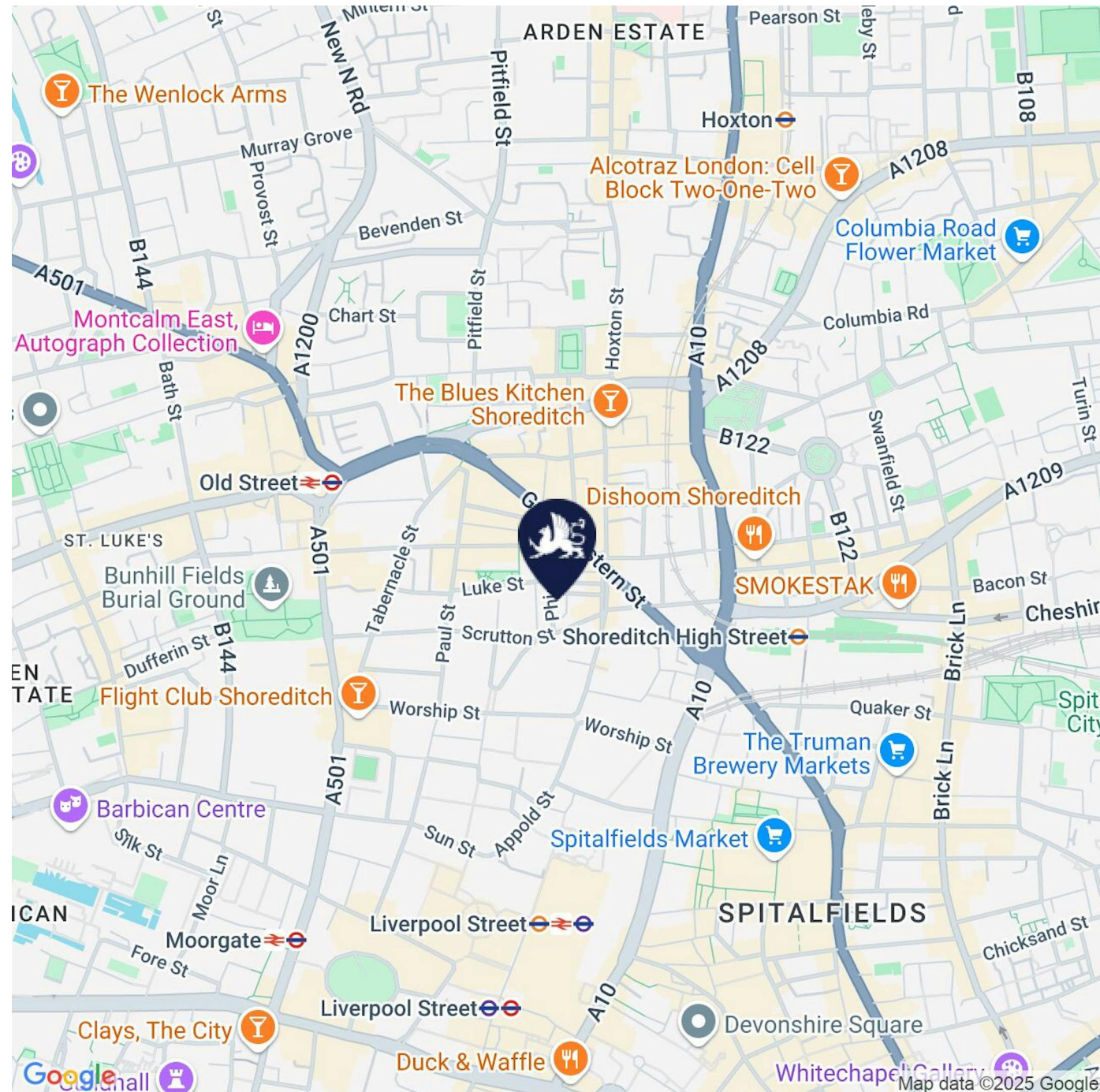
Location

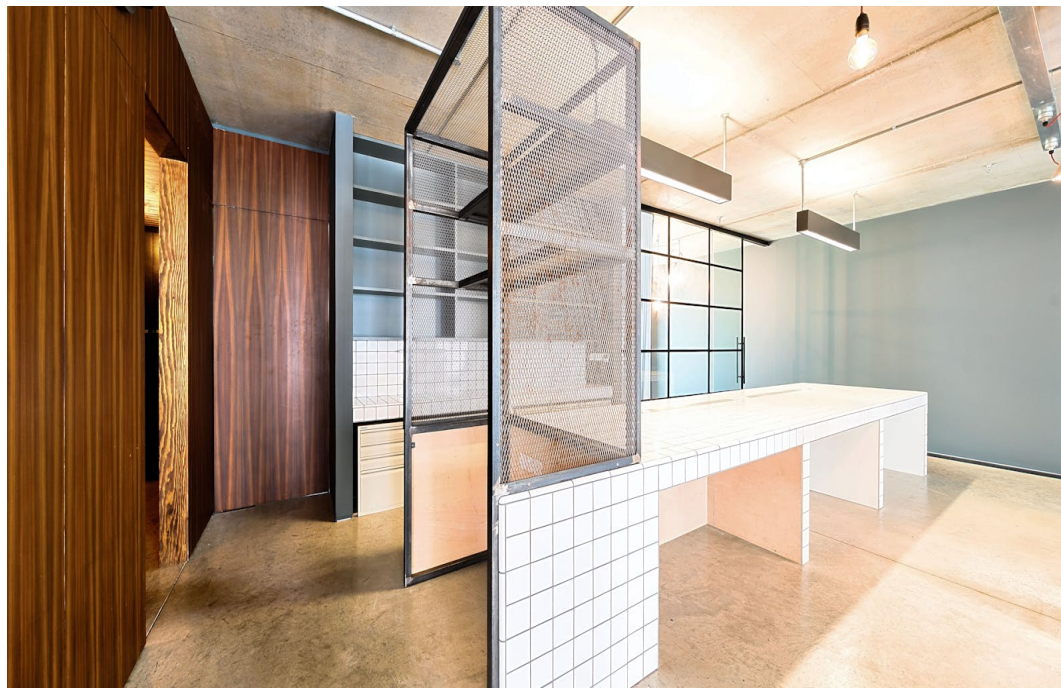
Located in the heart of Shoreditch on Christina Street close to its junction with Phipp Street and Curtain Road. The area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels including the Leonard Circus weekly food market. The building's position between four key transport hubs provides excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations.

Nearby occupiers include the Hart Hotel Shoreditch, The Book Club, Mondrian Hotel, Pachamama, Eggslut, Ozone Coffee, Passione Vino and The Hoxton.

Transport Links

-  Shoreditch High Street 0.2 Miles
-  Old Street 0.3 Miles
-  Liverpool Street 0.4 Miles
-  Moorgate 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
1st - Unit 2	1,860	172.80	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£42.50 per sq ft plus VAT
Rates	£13.80 per sq ft
Service Charge	On application
VAT	On application
EPC	D (77)

Viewing & Further Information



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