



135 Curtain Road EC2A 3BX

**2,390 sq ft fifth floor
office located on
Curtain Road in the
heart of Shoreditch**

**2,390 sq ft
(222.04 sq m)**

- Open plan
- 4 meeting rooms
- Excellent natural light
- Air conditioning
- Passenger lift
- Perimeter terrace

135 Curtain Road, London, EC2A 3BX

Description

135 Curtain Road presents a top floor office which has recently been refurbished, creating an open plan media style office including 4 separate meeting rooms. The office includes a terrace all around the property which provides excellent natural light throughout. The office also includes a fitted kitchen, exposed brickwork and air conditioning.

Location

Located in the heart of Shoreditch on Curtain Road close to its junction with Great Eastern Street. 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. Crossrail's opening at Liverpool Street Station will further reduce travel times locally and regionally.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
5th	2,390	222.04	Available
Total	2,390	222.04	

Specification

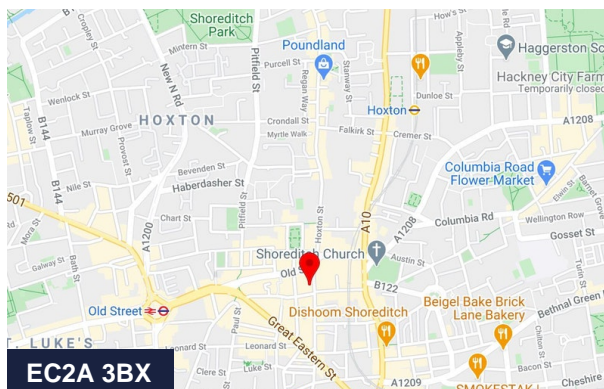
- Open plan layout
- 4 meeting rooms
- Air conditioning
- Exposed brickwork
- Great natural light
- Passenger lift
- Perimeter terrace with sun canopy
- Kitchen

Viewings

Strictly via appointment with Stirling Ackroyd

Terms

New lease for terms to be arranged



Summary

Available Size	2,390 sq ft
Rent	£49.50 per sq ft
Business Rates	Interested parties should verify the business rates with the London Borough of Hackney.
Service Charge	£3.35 per sq ft Fixed
EPC Rating	Upon Enquiry

Viewing & Further Information



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