



AVAILABLE TO LET

## 44a Charlotte Road, EC2

44a Charlotte Road, London EC2A 3PD



Retail for rent, 1,190 sq ft, £50,000 per annum

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/45215-44a-charlotte-road-ec2-44a-charlotte-road>

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## PRIME SHOREDITCH RETAIL UNIT TO LET ON NEW LEASE WITH NO PREMIUM

Comprising a beautiful open plan ground floor unit which has formerly been used as a gallery. Originally a warehouse building the ground floor benefits from high ceilings, painted brickwork, wooden flooring, skylights to the rear and a traditional shop style frontage.

The premises would suit a range of occupiers from galleries, coffee shops, fashion and showrooms.

Located on Charlotte Road, inbetween the junctions with Rivington Street and Great Eastern Street. Hoxton Square lies 100m or so north of the property, and Old Street just a short walk. The location is thriving with nearby Boxpark and Shoreditch High Street fast becoming the areas retail hotspots.

The 'Shoreditch Triangle' is a busy mixed-use area occupied by any thriving creative and tech businesses, and is well served by hotels, shops, amenities, transport, eateries and bars.

### Highlights

- High ceilings
- Painted brickwork
- Wooden flooring
- Large skylight to the rear
- \*\*Photos show gallery occupation, premises can be completely open plan

### Property details

Rent	£50,000 per annum
Building type	Retail
Planning class	A1
Available from	01/01/2020
Size	1,190 Sq ft

Floor	Size sq ft	Rent psf	Total pa	Status
Ground Floor	1,190	£42.02	£50,000.00	Available

### More information

[Visit microsite](#)

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### Contact us

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