

To Let

9 Curtain Road, Shoreditch, London, EC2A 3LT
1,833 sq ft

- Former Warehouse building
- Set within private courtyard setting in prime Shoreditch location
- Demise and common parts to undergo refurbishment programme
- Bespoke ISP network service available and already in situ
- Off street bicycle parking / storage



Location

The property is set within a secluded courtyard in the heart of Shoreditch, located opposite the new Amazon headquarters. The area benefits from having a vast range of bars, shops, street food and restaurants within the immediate vicinity to include the Queen of Hoxton, Rok Smokehouse and The Curtain.

9 Curtain Road also has excellent access to public transport with Liverpool Street Station located just 300m away, which will further benefit from the arrival of Crossrail 2018. Shoreditch High Street, Moorgate and Old Street underground and mainline stations are also located a short walk away.

Specification

The office will shortly undergo a refurbishment programme to include a new kitchen area, additional shower and WC facilities and modernisation of the entrance and common parts.

The office would suit a range of occupiers from media companies to professional services. One of the key strengths with the building is that the landlord already has a live high speed fibre connection and three individual meeting rooms already in situ.

Availability

The property is available from the 1st of May 2018, on new flexible lease terms by arrangement to incorporate a mutual rolling break option from June 2021.

Legal

Each party to bear their own legal costs

Viewings

For further information or to arrange an inspection, please contact JLL London Unlimited or our joint agents Strettons

VAT

VAT is applicable

Accommodation

Floor / Unit	Description	Size	Business Rates	Service Charge
1st	No. 9 Rear	1,833 sq ft	£14 per sq ft	£5.60 per sq ft

EPC

This property has been graded as 72 C.

Rent

£55 per sq ft

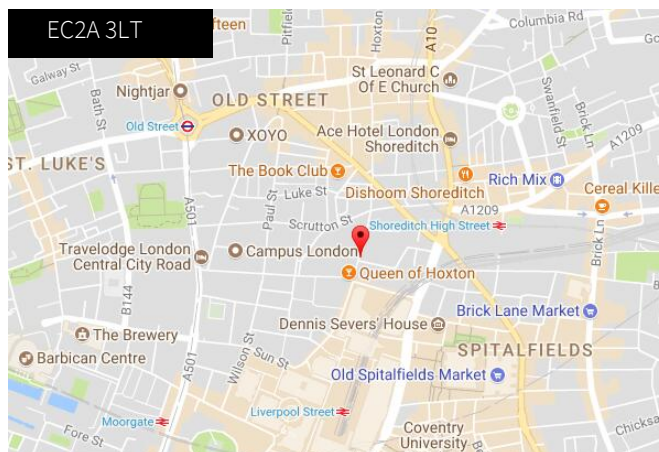
Business Rates

Rates Payable (2018/2019): £14 per sq ft

Please note these rates are an estimated figure.

Service Charge

£5.60 per sq ft



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