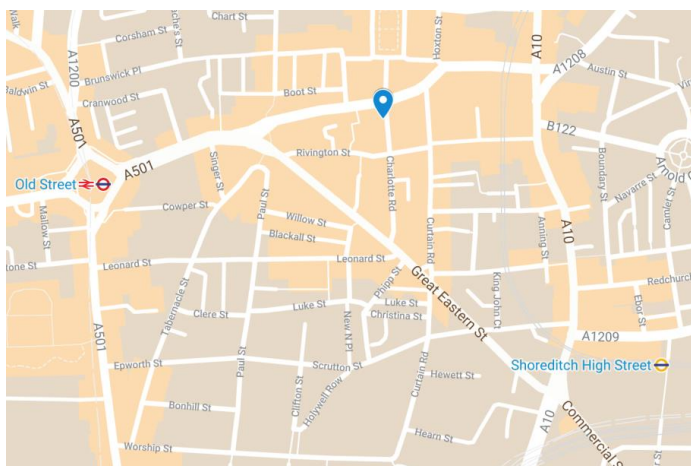


2 Charlotte Road, Old Street/Shoreditch, EC2

Self contained, recently refurbished building with contemporary specification, plug & play, Covid-19 friendly offices

1502 sq ft across G, 1st & 2nd floors



LOCATION

2 Charlotte Road nestled in the heart of Shoreditch and Tech City is within a short walk from Old Street and Shoreditch High Street stations.

The locality offers a wide range of amenities and has strong appeal to tech, media and creative businesses

Image: Ground floor



CONTACT US

By appointment through sole agents:-

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DESCRIPTION

This self contained office building is offered AS A WHOLE and can come fully furnished, ready for immediate occupation with a “Covid-friendly” layout and furniture.

AVAILABILITY

FLOOR	SQ FT	SQ M	STATUS
2 nd	408	37.9	Available
1 st	547	50.8	Available
Ground	547	50.8	Available
Total	1502	139.5	Whole Only

LEASE/RENT

An effective FRI sub-lease(s) for a term to July 2022 (without security of tenure) or a longer lease by arrangement from the Landlord. Quoting rent £75,000 p.a (no VAT).

OR by assignment to July 2024 (without security of tenure) with a passing rent of £65,500 p.a.(no VAT) without review.

RATES

£14.12 per sq ft p.a (20/21)

S/CHARGE

£4,500 p.a(fixed)

EPC

E108 (Full report available on request)

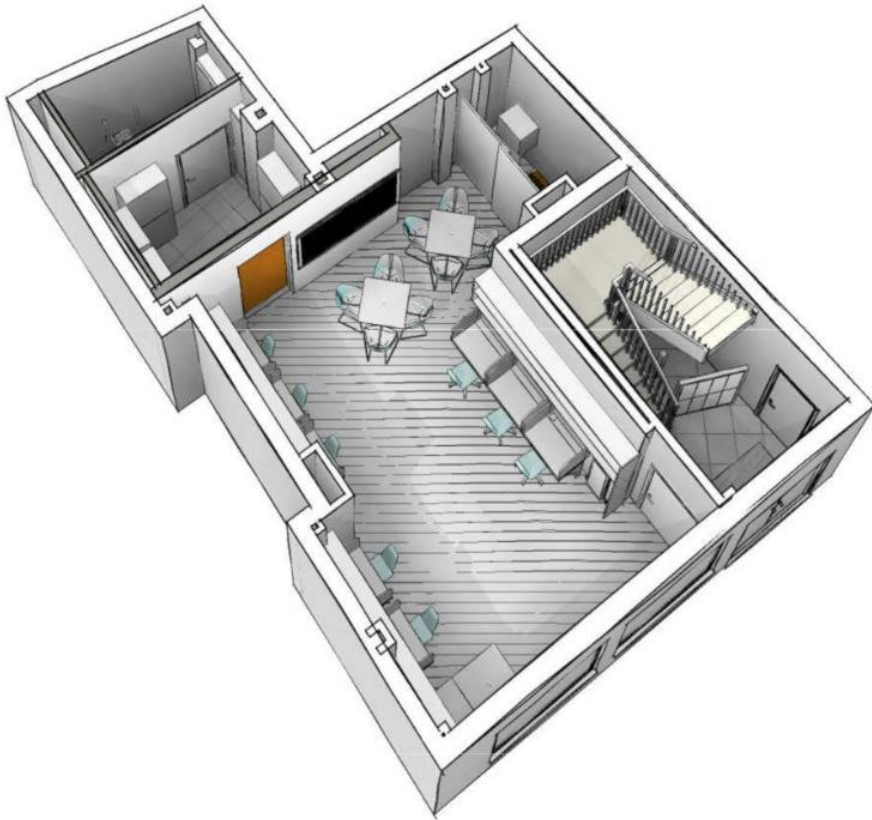
AMENITIES

- Refurbished in 2019
- Fully fitted and furnished
- Ready for occupation
- Comfort cooling with Independent Air Handling Units (AHUs)
- Perimeter trunking with laminate flooring
- Plaster ceilings with recessed LED lighting
- Excellent natural light plus roof light on second floor
- WCs to each floor with DDA compliant facility
- Kitchenette plus additional tea point.
- 50 staff lockers
- 80 inch TV with AV connectivity ,speakers & podcasting equip (by separate agreement)
- 24 hour access via touchless entry system
- Roller Shutter security operated by individual remote (touchless)

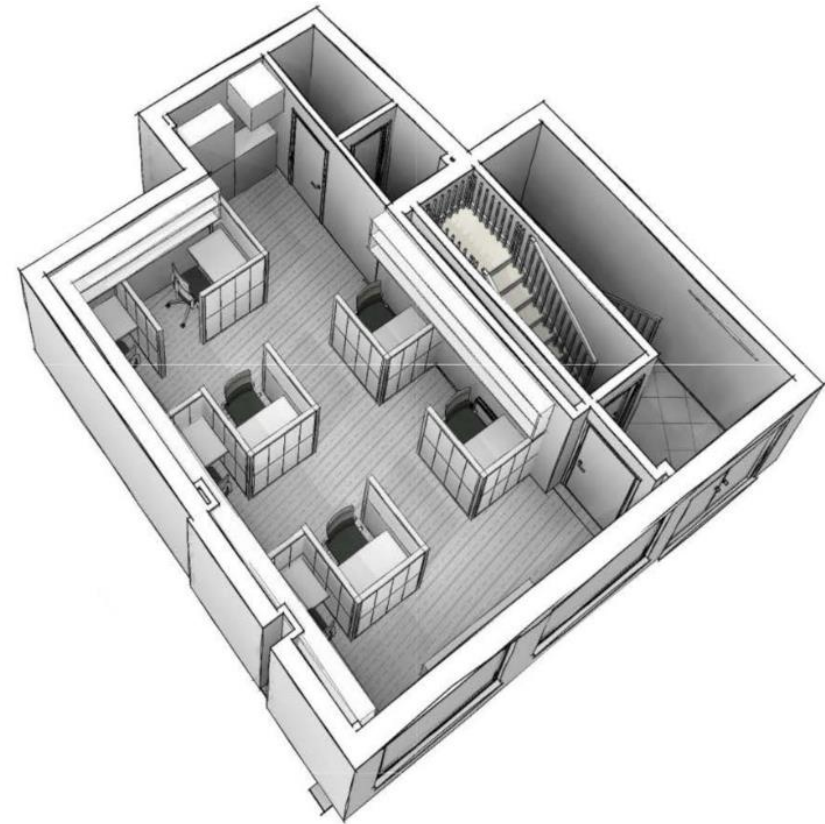
Second floor



3D FLOOR PLANS – Current Configuration



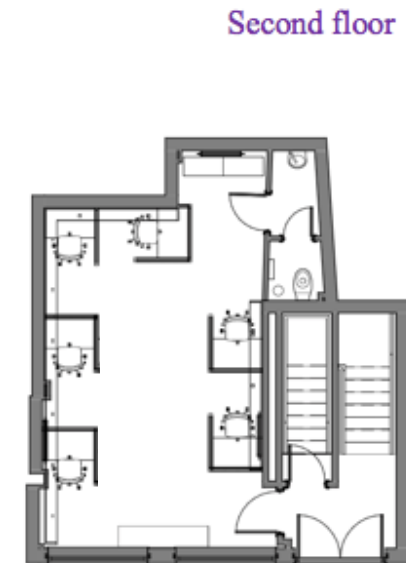
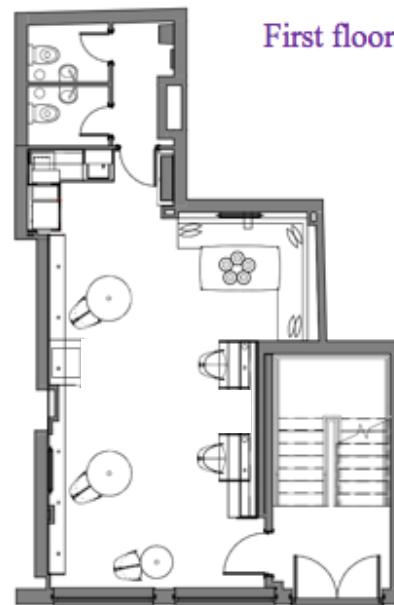
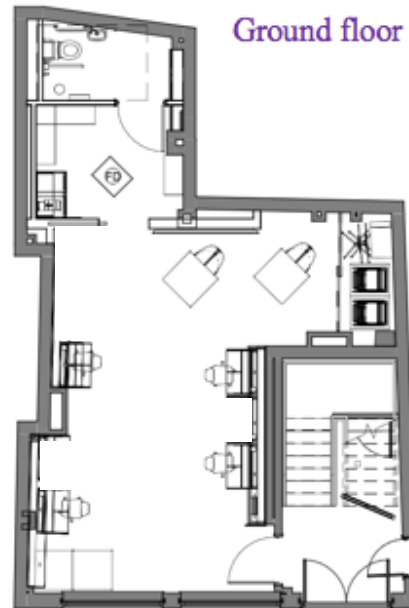
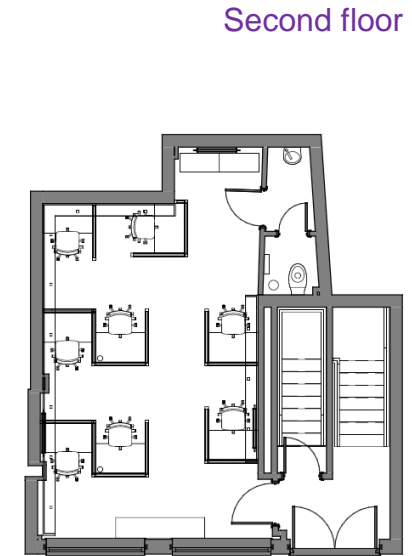
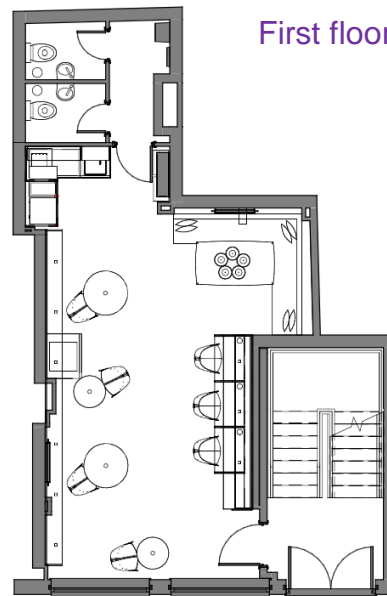
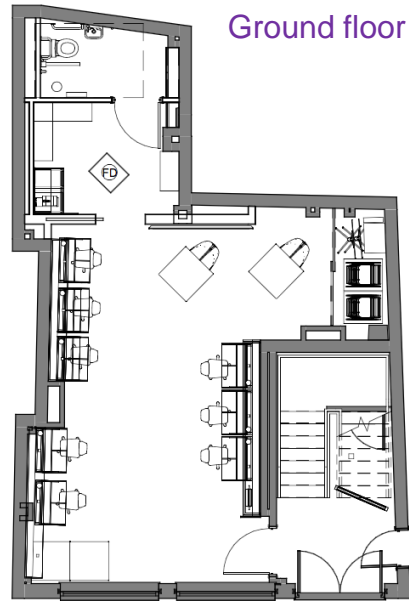
1 GA PLAN LEVEL 0G
1 : 100



3 GA PLAN LEVEL 02
1 : 100

FLOOR PLANS

*indicative floor plan of the G^t – 2nd floors with low social distancing compliance



*indicative floor plan of the G^t – 2nd floors with high social distancing compliance

Additional Images

Top left: 1st floor kitchenette



Top right: 2nd floor workstation



Bottom left: 1st floor

Bottom middle: Entrance

Bottom right: 1st floor seating and pod casting equipment

