



MAKING MOVES



EXIT



**1ST FLOOR,  
7 CURTAIN ROAD,  
LONDON,  
EC2A 3LT**

**1,792 SQ FT**

**HIGHLIGHTS:**

- Partially Fitted
- Kitchenette & Meeting Rooms
- Breakout Space
- Exposed Brickwork
- High Ceiling
- Access to Communal Courtyard
- Air Conditioning
- Secure Bike Storage & Shower Facilities
- Great Levels of Natural Light

**WE ARE OFFICES**

Contact us **TEL** 020 3595 3121 **E-MAIL** [info@makingmoves.london](mailto:info@makingmoves.london) **WEB** [www.makingmoves.london](http://www.makingmoves.london)



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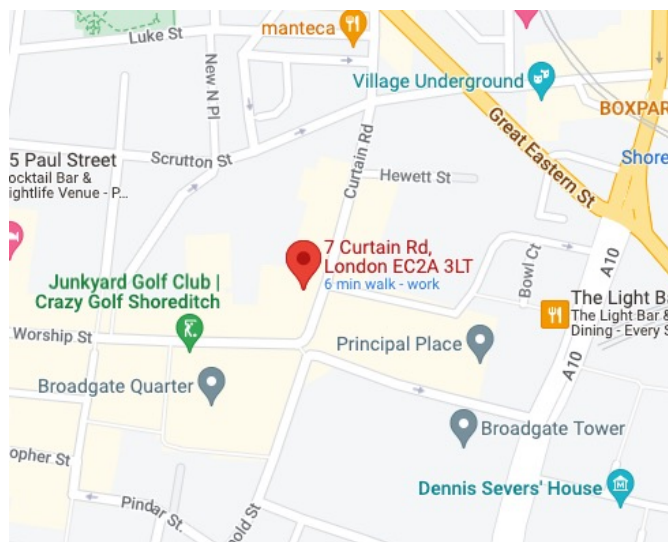
## LOCATION:



The office is primely located in heart of Liverpool Street and Shoreditch, surrounded by a plethora of cafes, restaurants and bars and a number of new retailers at Broadgate.

Whitecross food market and Broadgate Circle are a short walk and provide a range of lunch spots.

Liverpool Street and Shoreditch High Street are under a 5-minutes walk while Moorgate and Old Street are less than a 10 minutes walk.



## DESCRIPTION:



This office offers an open-plan, partly furnished space which comes with 2 meeting rooms and a kitchenette. Raised flooring creates ease of set-up within this bright office space and high ceilings give it a very open feel.

The building has a communal courtyard, shower facilities and bike storage.

## TERMS:



Available by way if an assignment or flexible sublease until October 2023.

A new, longer lease is also available directly with the landlord.

## EPC:



An EPC is available on request

## VAT:



This building is subject to VAT.

## FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
1 <sup>st</sup>	1,792	£50.00	£6.08	£15.47	£128,218	£10,685

## VIEWINGS:

Strictly through appointment by sole agent:

George Marment

**Email:** gpm@makingmoves.london

**Tel:** 07551 158799 or 020 3595 3121

Matt Mannix

**Email:** mmx@makingmoves.london

**Tel:** 07771180072 or 020 3595 3121



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