







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



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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.

manteca Village Underground BOXPAR Rd 5 Paul Street Scrutton St Shore Hewett St ocktail Bar & ightlife Venue - P. Curtain Rd, London FC2A 3LT Junkyard Golf Club | Crazy Golf Shoreditch The Light Ba The Light Bar & Dining - Every S Worship St Principal Place 10 Broadgate Quarter Broadgate Tower opher St Dennis Severs' House Pinda

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 st	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

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HEAD OFFICE

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WEST END

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