



## 67 Charlotte Road

Shoreditch, London, EC2A 3PE

**For Sale / To Rent - Great street facing class E space in contemporary mixed-use building in the Shoreditch triangle.**

**480 sq ft**  
(44.59 sq m)

- Full height glazed frontage
- Security shutter
- Comfort cooling
- Central Shoreditch location

# 67 Charlotte Road, Shoreditch, London, EC2A 3PE

## Summary

<b>Available Size</b>	480 sq ft
<b>Rent</b>	£42,000 per annum +VAT
<b>Price</b>	+VAT
<b>Rates Payable</b>	£11,651 per annum Based on 2026 valuation. See notes on relief
<b>Rateable Value</b>	£30,500
<b>Service Charge</b>	£3,500 per annum +VAT
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (57)

## Description

This self-contained ground floor premises is forms part of this redeveloped and contemporary mixed-use former warehouse/office building. The space benefits from full height and wide glazed frontage to Charlotte Road and there is an opportunity for more branding / signage. The unit can be returned to a 'white box' space, ready for the next Tenants fit-out. Beyond the open plan main area there is ancillary storage and a W.C. The space would suit showroom, retail, office, fitness, beauty and some medical uses. Full extract is NOT possible so no primary cooking uses will be considered.

## Location

The building is located on the east side of Charlotte Road, between its' junctions with Old Street and Rivington Street, at the heart of the Shoreditch Triangle. The 'Shoreditch Triangle' is a busy mixed-use area occupied by many thriving creative and tech businesses and is well served by hotels, shops, amenities, transport, eateries and bars. Transport options nearby include Old Street Station, Liverpool Street Station, Shoreditch High Street Station and the property is located outside the Central London Congestion Charge Zone.

## Terms

Rent - New effective full repairing and insuring Lease, to be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act, for a term to be agreed.

OR

Sale - New effective full repairing and insuring Lease for a term of 250 years at a peppercorn rent.

## Initial rent

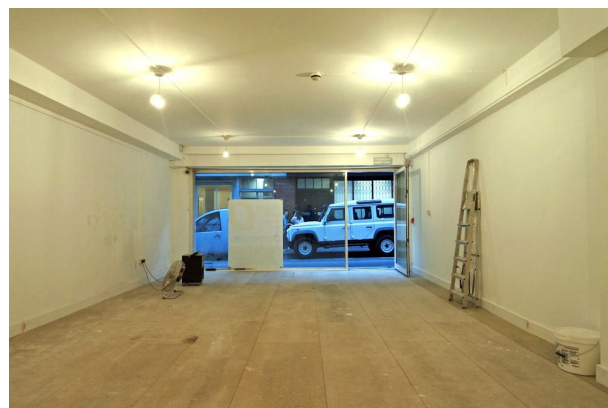
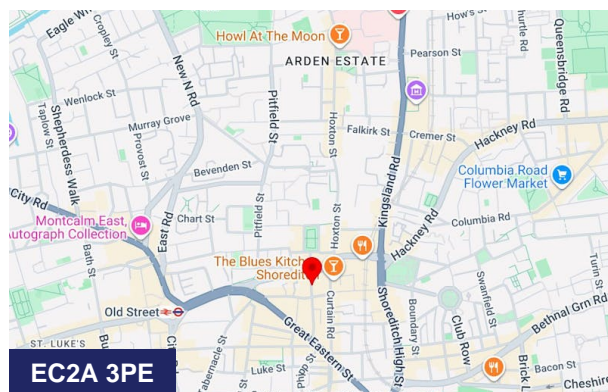
£42,000 per annum exclusive (+VAT)

## Price

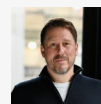
£475,000 (+VAT) for the new long leasehold interest.

## Business rates

The Valuation Office Agency website lists the 2026 Rateable Value at £30,500 with Rates Payable 1st April 2026 to 31st March 2027 notionally estimated at £11,651 based on Retail, Hospitality and Leisure uses. Interested parties are advised to make their own enquiries to London Borough of Hackney.

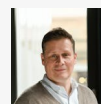


## Viewing & Further Information



### Sandy Newell

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sandy@dominion.london

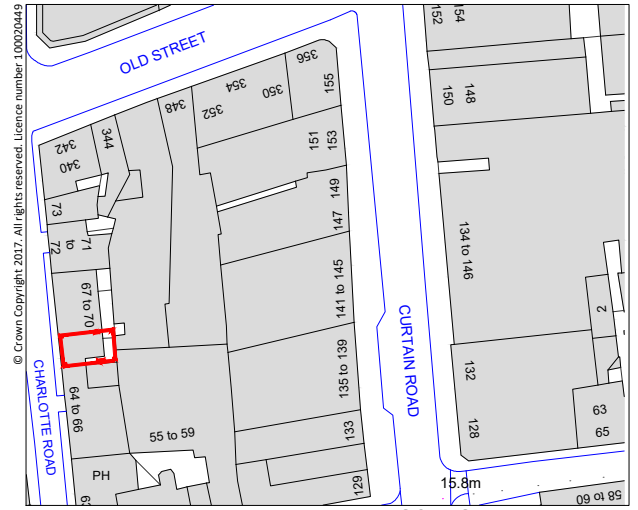


### Michael Newell

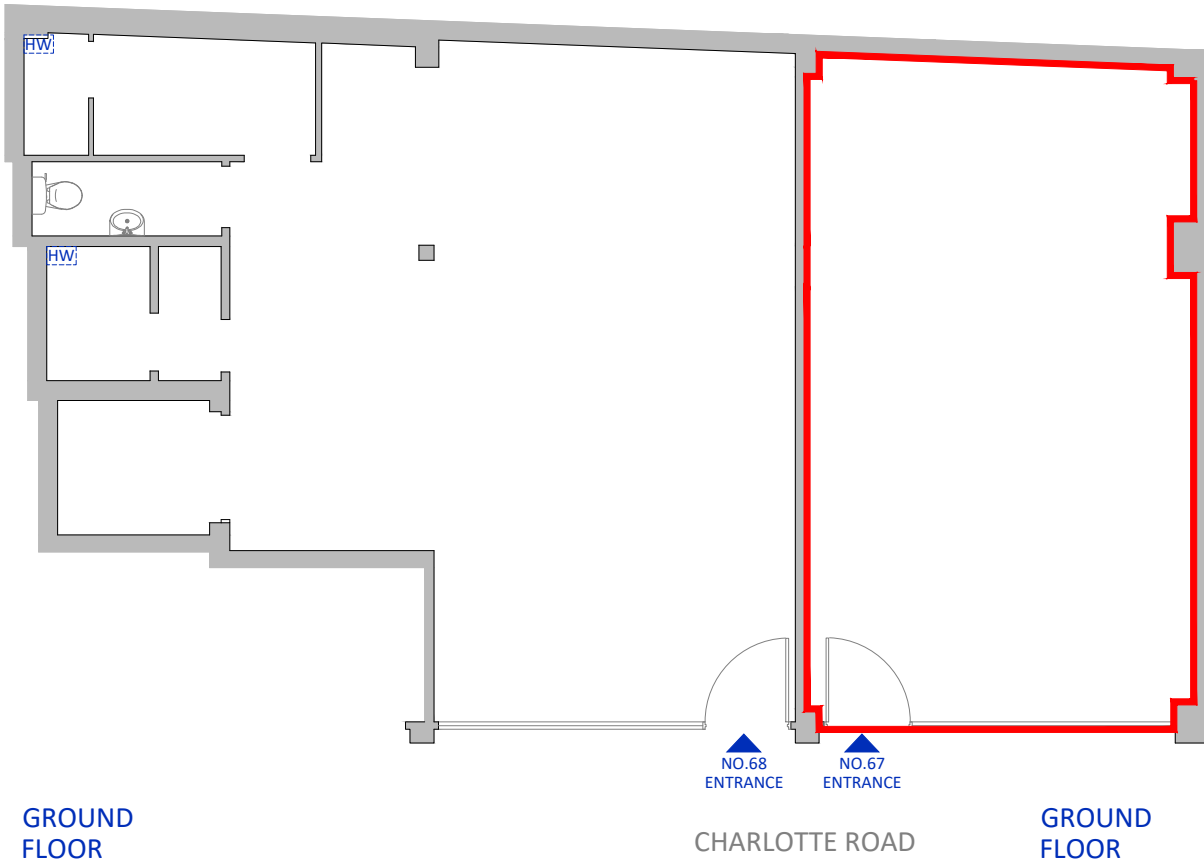
02077499476 | 07798764076  
michael@dominion.london

**Service charge**

Estimated at £1,800 per annum (+VAT) for the current year including buildings insurance.



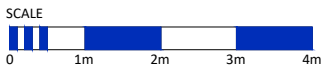
LOCATION PLAN  
SCALE 1:1250



GROUND FLOOR

CHARLOTTE ROAD

GROUND FLOOR



NORTH

client	address 67 CHARLOTTE ROAD LONDON EC2A 3PE	location GROUND FLOOR LEASE PLAN	date 25.06.2018	scale 1:100	sheet A4
			dwg no. PL11592-01	revision	drawn DM

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