

*One One One*

**47-49 CHARLOTTE ROAD, SHOREDITCH,  
LONDON, EC2A 3QT**

Penthouse office suite in a Victorian warehouse conversion  
2,580 sq. ft.



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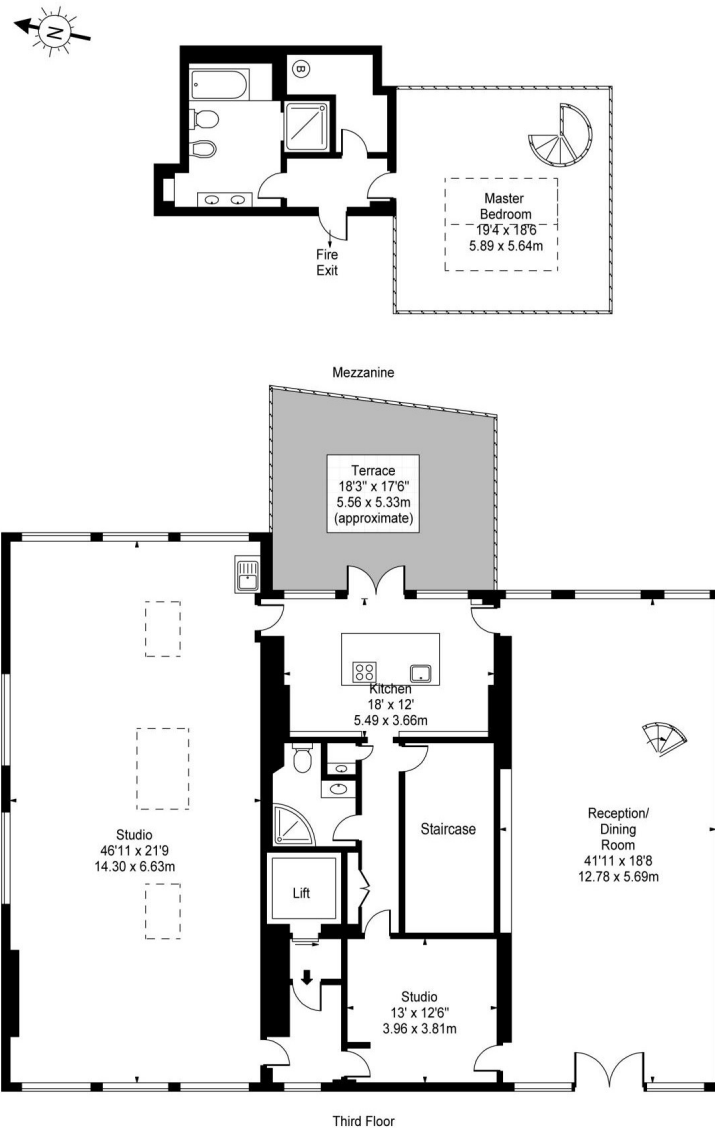
Penthouse | 2,580 sq. ft.

Rent: £48.45 per sq. ft.

Business Rates: TBC per sq. ft.

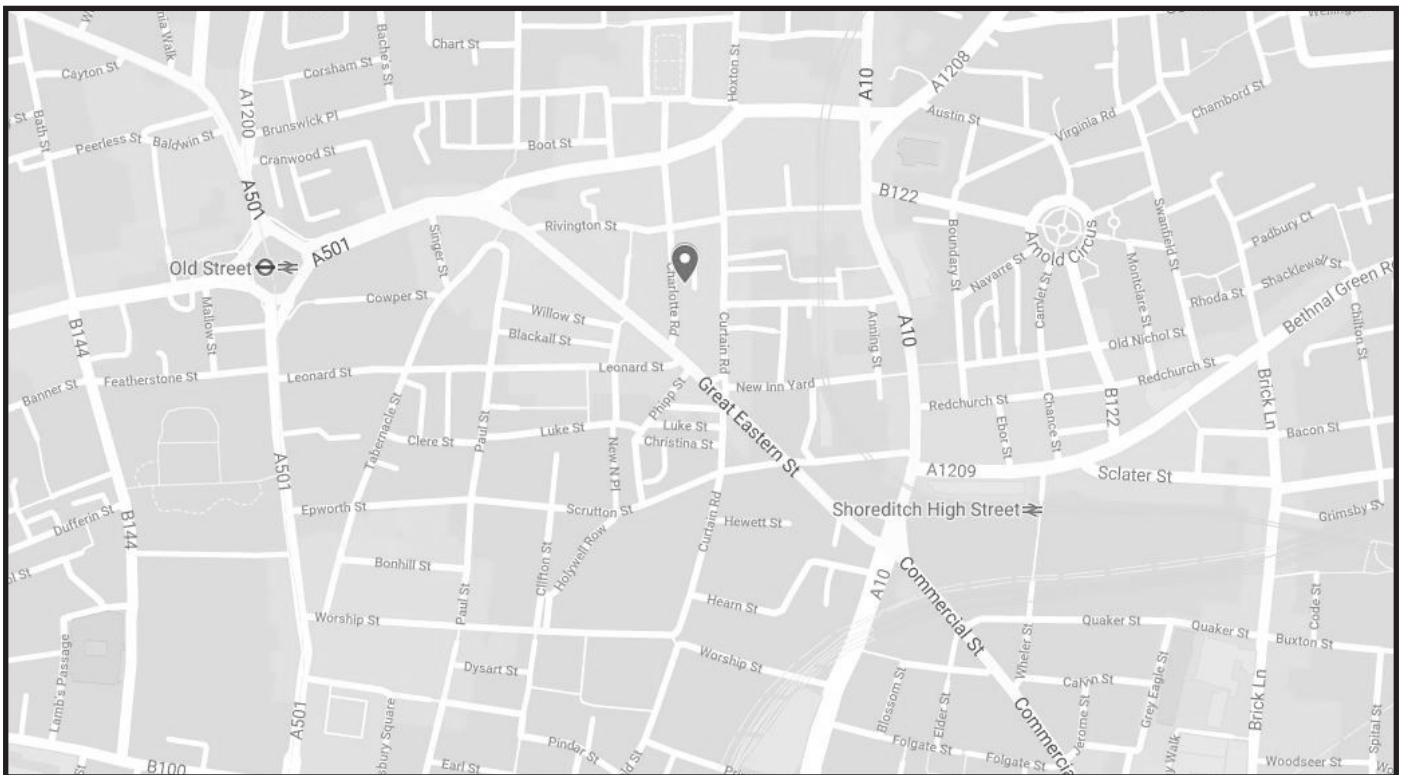
Service Charge: £1.16 per sq. ft.

Security of Tenure: Set outside sections 24-28 the Landlord & Tenant Act 1954



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- South facing terrace
- Direct lift access into a small lobby,
- Two 40 foot reception rooms
- Smaller studio/meeting room
- Impressive vaulted ceilings
- Exposed timber joists
- Exposed brickwork
- Open fireplace
- Excellent natural light
- Numerous sash windows
- Original loading doors and roof lights
- Bathroom and shower
- Stylish kitchen and break out area
- A secure, private parking space available by separate negotiation
- Formerly a live/work apartment, the property now has B1 planning consent for the entire unit.



One One One is a tenant only commercial real estate firm and does not claim to be marketing this property.

To arrange a viewing or for more information please contact a member of the One One One team on 020 7923 8620 or send us a message at [hello@oneadv.co.uk](mailto:hello@oneadv.co.uk).

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