

Est. 1955

Tarn &Tarn

**ZENITH HOUSE,
155 CURTAIN ROAD,
SHOREDITCH,
EC2A 3QY**

**SELF-CONTAINED
CREATIVE OFFICES IN
THE HEART OF THE
SHOREDITCH
TRIANGLE
1,632 - 3,264 FT²**



DESCRIPTION

The available accommodation consists of self-contained offices located on the second floor and third floor of this mixed-use Victorian building. The unit boasts modern character features such as wooden flooring and strip lighting, ample floor-to-ceiling height, WCs, a kitchenette, excellent transport connections and excellent natural light. The unit is ideal for businesses seeking a prime location in the heart of Shoreditch.

SUMMARY

- Shoreditch Triangle Location
- Modern Character Features
- Excellent Natural Light
- Excellent Transport Links
- Heating
- Kitchenette
- WC Facilities





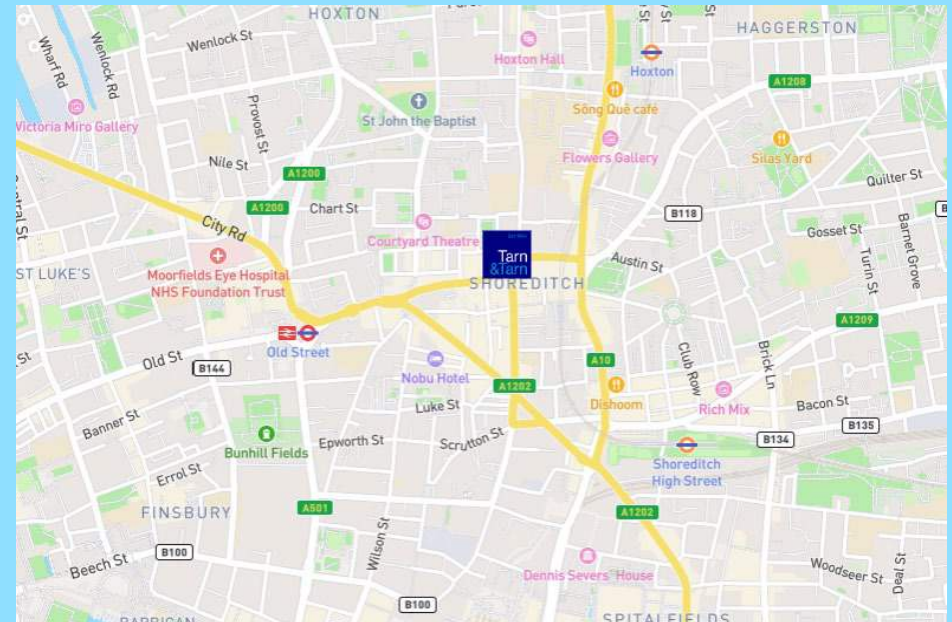
LOCATION

THE AREA

This unit is located in one of London's liveliest and most artistic neighbourhoods and is well-connected to the rest of the city via excellent transport links. It has various shops, bars, restaurants, and other amenities. Old Street (Northern Line), Shoreditch High Street (Overground Line), and Liverpool Street (Metropolitan, Hammersmith & City, Central, Circle, Elizabeth Underground Lines) stations are within easy walking distance.

TRANSPORT

- ⊖ Old Street (7-minute walk) – Northern Line & National Rail Services
- ⊖ Shoreditch High Street (11-minute walk) – **Overground Line**
- ⊖ Liverpool Street (17-minute walk) – Metropolitan, **Hammersmith & City**, **Central**, **Circle**, Elizabeth Line, **Overground Line** and National Rail Services



ACCOMMODATION

FLOOR	FT ²	RENT (£ PSF)	S/C (£ PSF)	BUSINESS RATES (£ PSF)	STATUS
2 ND Floor	1,632	£35.00	£5	£12.74	Available
3 RD Floor	1,632	£35.00	£5	£12.72	Available
TOTAL	3,263				

BUILDING INSURANCE

Current Cost on each floor:

- 2nd Floor: £2,747 per annum
- 3rd Floor: £2,747 per annum

TERMS

A New FRI Lease to be contracted outside of the Landlord and Tenant 1954

VAT

Not Applicable

LOCAL AUTHORITY

London Borough of Hackney



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Tarn
&Tarn

VIEWINGS

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