

**FLAGSHIP**  
**SHOREDITCH** RETAIL  
**OPPORTUNITY**

**151 CURTAIN ROAD**  
**EC2**

**3,835 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**

## DESCRIPTION

The property is situated over ground and basement, forming part of this impressive warehouse building. The floors offer open plan character space with original wooden flooring, exposed brickwork and high ceilings.

## AMENITIES



7 DAY TRADE



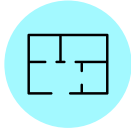
EXCELLENT  
TRANSPORT LINKS



GOOD FRONTAGE



EXCELLENT NATURAL LIGHT



OPEN PLAN



GOOD FOOTFALL

## FLAGSHIP SHOREDITCH RETAIL UNIT WITH 7-DAY TRADE



## TRANSPORT

Old Street - 8 mins



Shoreditch High Street - 9 mins



Hoxton - 9 mins



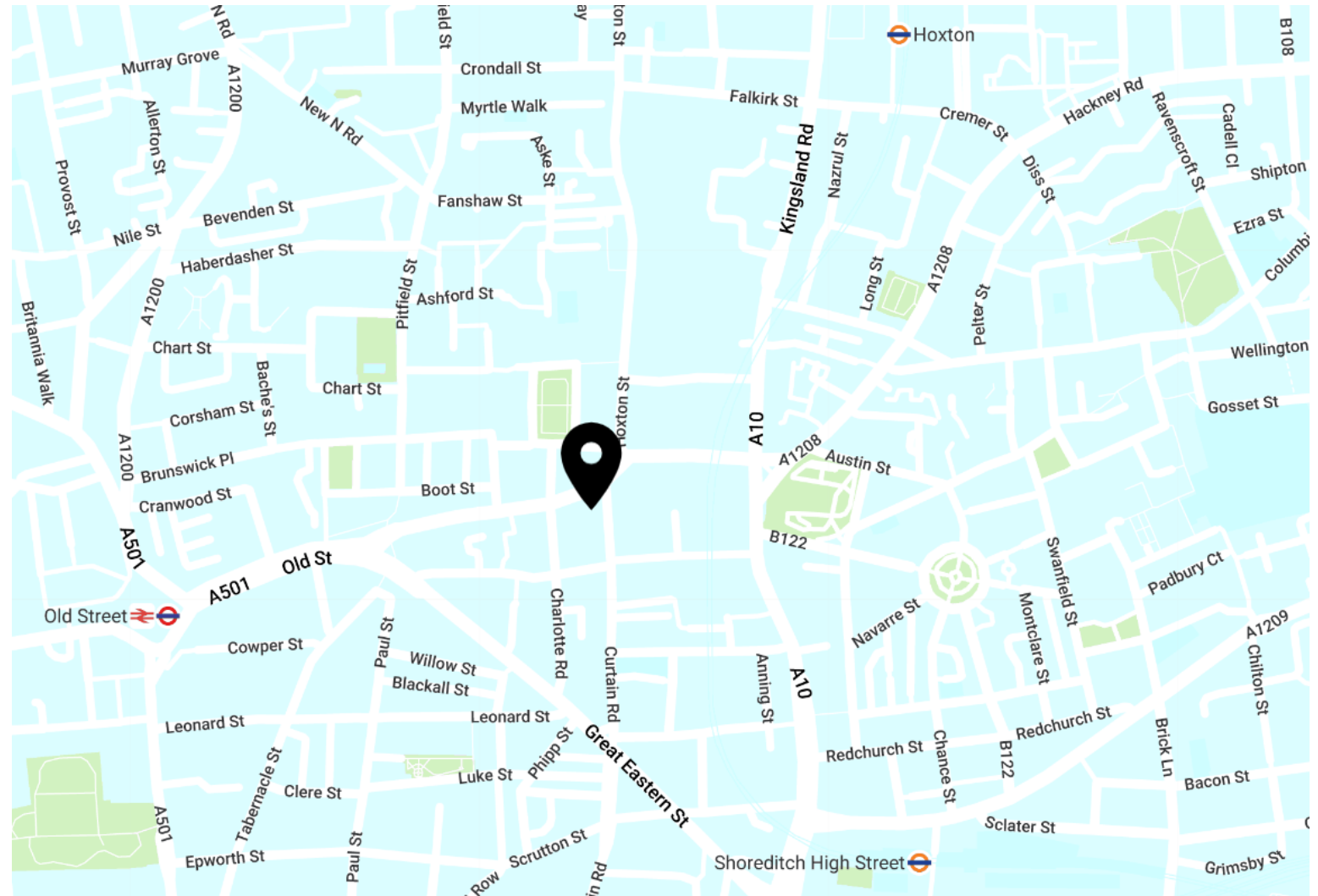
Liverpool Street - 13 mins



## AREA

The premises are located in the heart of Shoreditch's most trendy area, close to the junction with Old Street roundabout, as well as being close to Redchurch Street. Nearby occupiers include; Free People Club Monaco, Sunspel and SneakersnStuff.

## LOCATION



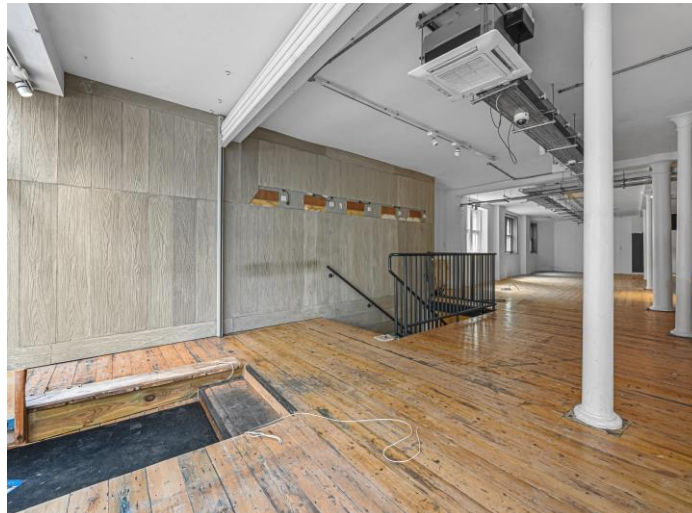


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# BELCOR

**CURTAIN ROAD**  
**SHOREDITCH EC2**

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AVAILABILITY

| UNIT     | SIZE (SQ FT) | STATUS    | RENT( PA) | RATES (PSF) | SERVICE CHARGE (PSF) |
|----------|--------------|-----------|-----------|-------------|----------------------|
| Ground   | 1,915        |           |           |             |                      |
| Basement | 1,920        |           |           |             |                      |
| Total    | 3,835        | Available | £135,000  | TBC         | TBC                  |

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available Now.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

## VIEWINGS VIA JOINT SOLE AGENTS

### BELCOR

020 7375 3444  
agency@belcor.london  
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### STRETTONS

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