

45 CURTAIN ROAD

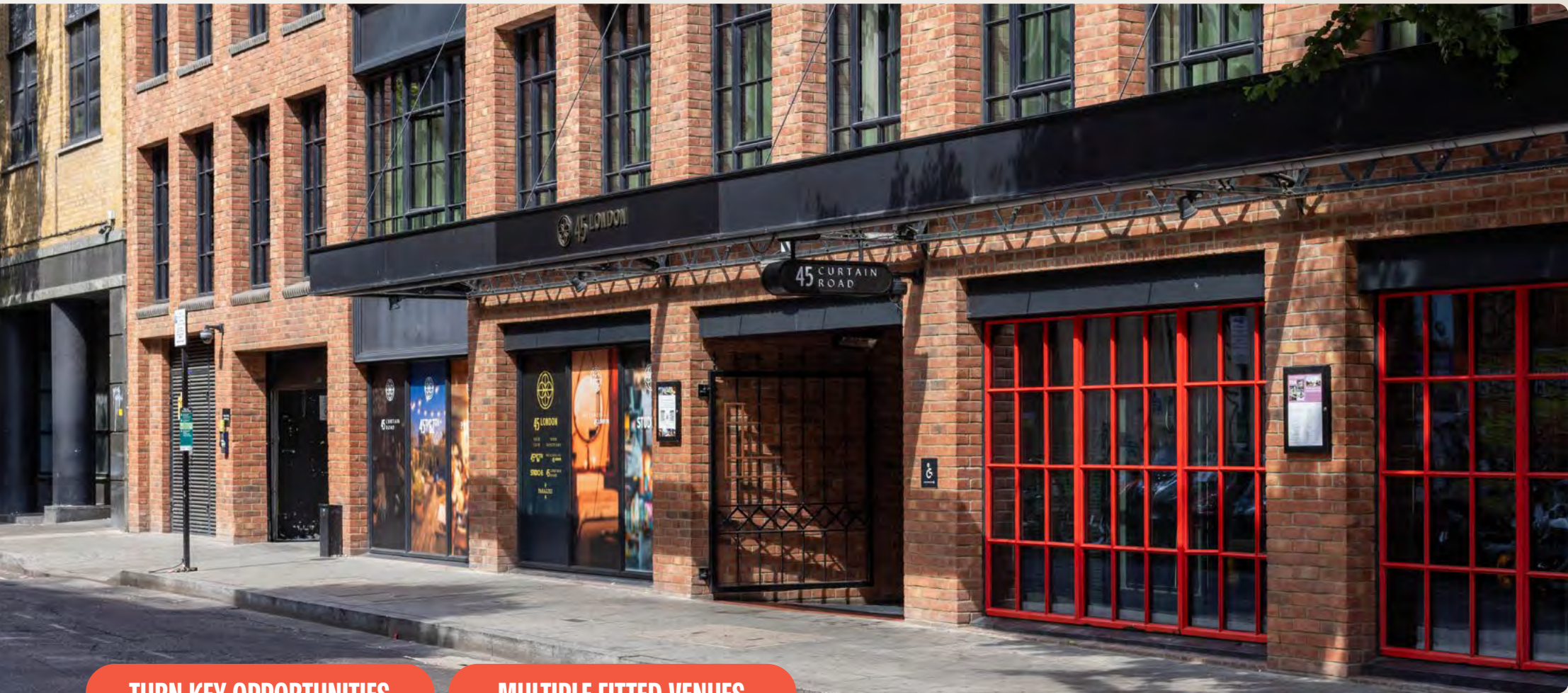
EC2A 3PT

45 LONDON

TO LET

A RARE MULTI-USE HOSPITALITY & LEISURE OPPORTUNITY IN THE HEART OF SHOREDITCH





TURN KEY OPPORTUNITIES

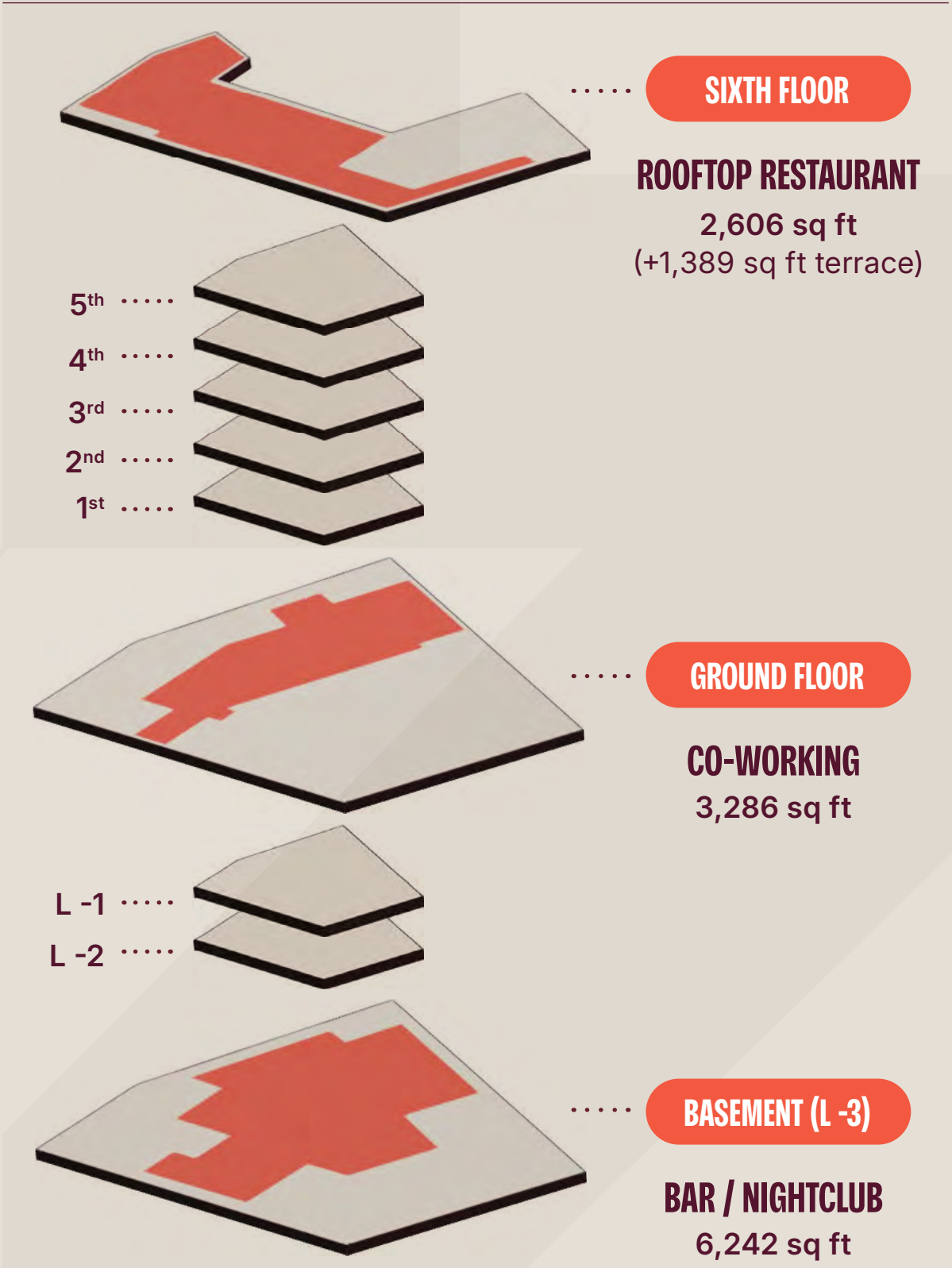
MULTIPLE FITTED VENUES

YOUR OPPORTUNITY TO LEASE A FULLY FITTED,
MULTI-CONCEPT HOSPITALITY AND LEISURE
ASSET, SURROUNDED BY ONE OF LONDON’S
MOST ENGAGED 24/7 CONSUMER HOT SPOTS.

Occupying a landmark position on Curtain Road in the middle of London’s most dynamic mixed-use neighbourhood. Available on a new lease, the premises combine three distinct trading concepts.

TOTAL AVAILABILITY

12,134 sq ft / 1,127.3 sq m



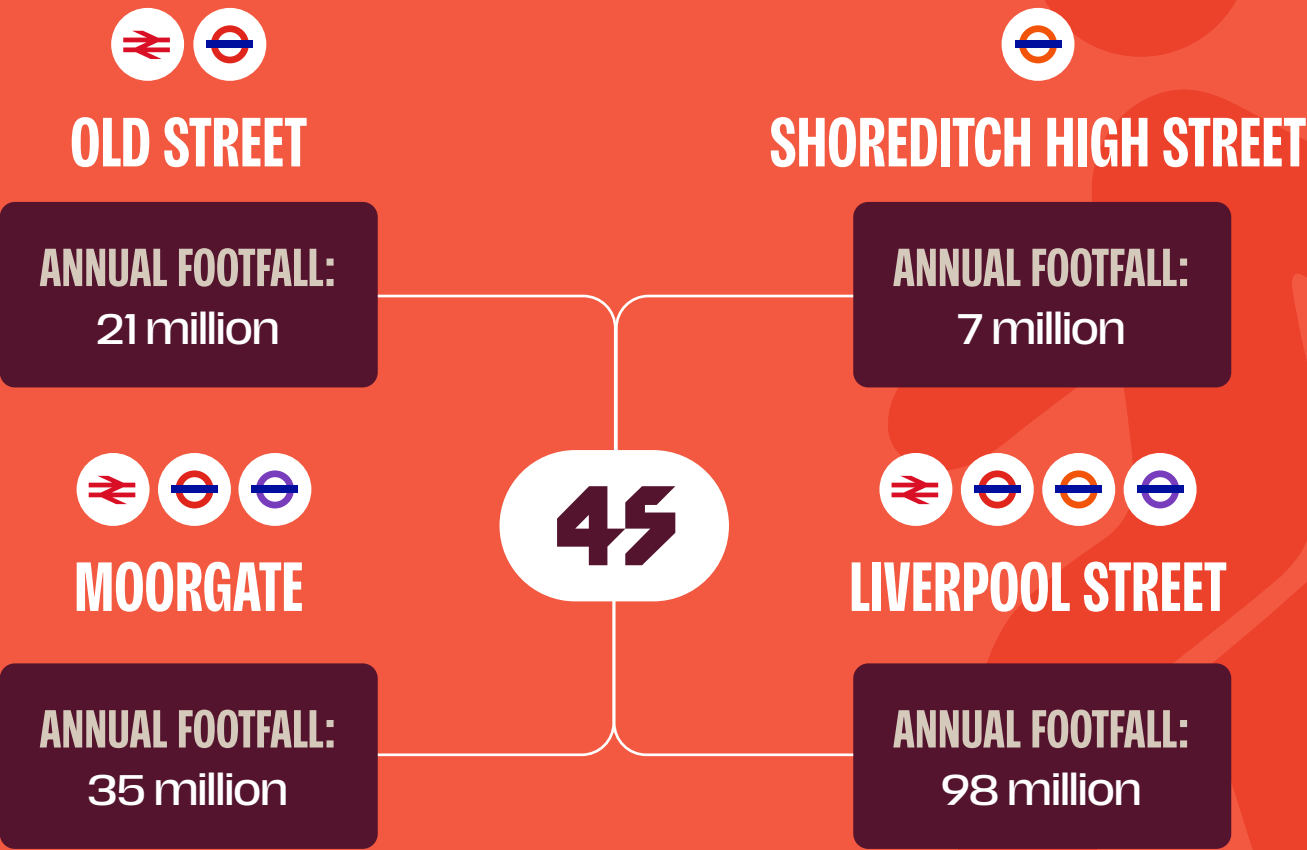
NIA Measurements



Curtain Road sits at the convergence of Shoreditch, Old Street and the northern fringe of the City of London, a thriving hospitality destination in an area with unmatched density of daytime office workers and significant evening and weekend footfall. The neighbourhood is home to some of London’s most popular restaurants, bars and nightclubs.

160,000
People living
within 2km radius*
*Estimated

580,000
Office workers
within 2km radius*
*Estimated



LOCAL OCCUPIERS

F&B + LEISURE

1. Hawksmoor

2. Lahpet

3. Legado

4. Dishoom

5. Osteria Angelina

6. The Clove Club

7. Brat

8. Cycene

9. Galvin La Chapelle

10. Manteca

11. Blacklock

12. Bistro Freddie

13. Smokestak
14. One Club Row

15. Nobu

16. Gloria

17. Smoking Goat

18. Hoppers

19. Padella

20. Sager + Wilde

21. Flight Club

22. Hijingo

23. Equinox

24. Gym Box

25. Barry's Bootcamp

26. Shoreditch House

27. Eataly

HOTELS

1. Virgin Hotel

2. Montcalm East

3. Art'otel

4. Hoxton Hotel

5. One Hundred Shoreditch

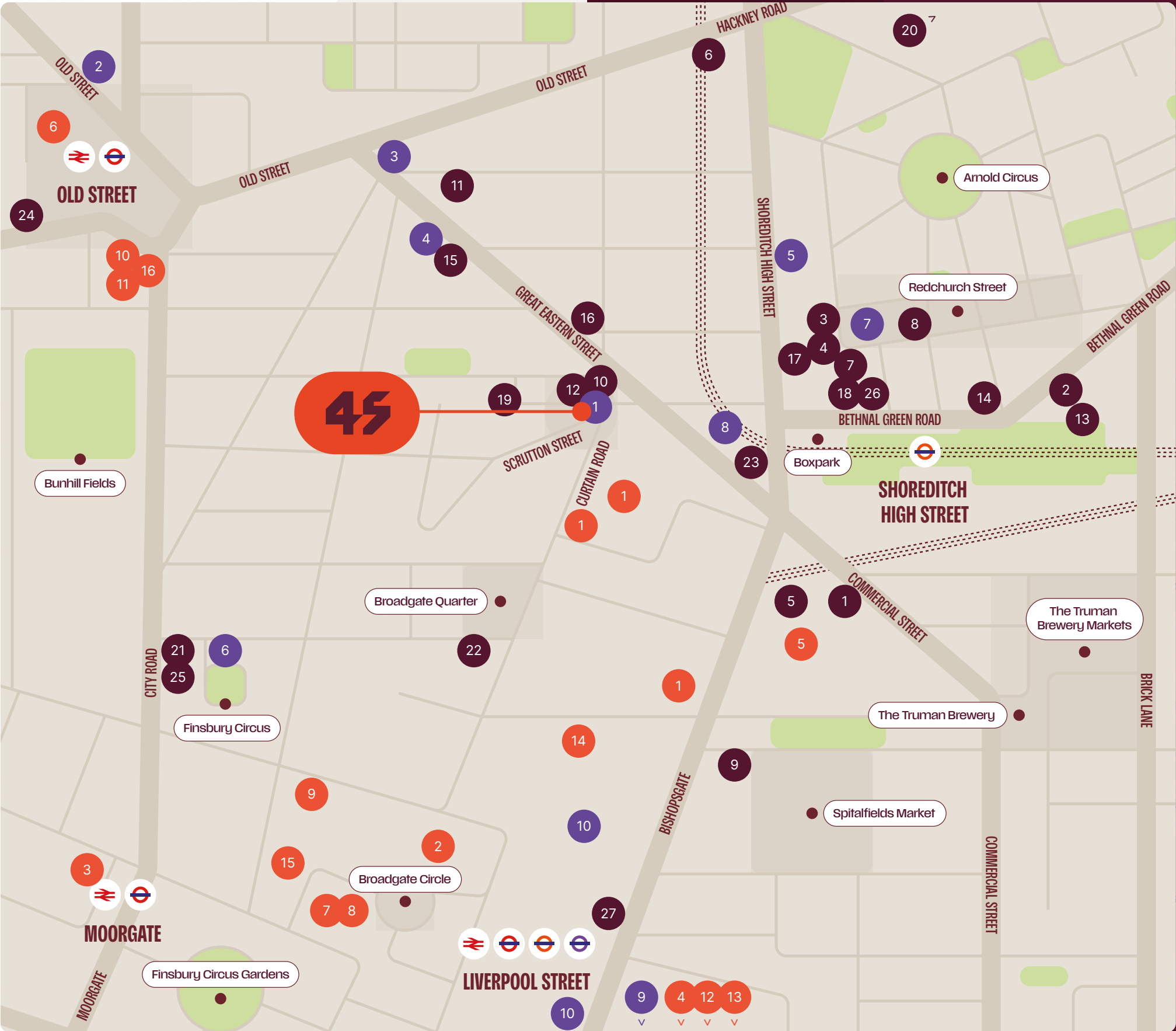
6. South Place Hotel

7. Boundary

8. citizenM

9. Pan Pacific

10. Andaz London



KEY OFFICE OCCUPIERS

- 1

3

5

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- 2

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16

SIXTH FLOOR

RESTAURANT

DEDICATED LIFT

ROOFTOP RESTAURANT,
TERRACE AND POOL

Occupying the sixth floor and accessible via lift, the rooftop restaurant accommodates approximately 50 covers internally and 30 covers on the terrace (capacity 125). The retractable glass roof provides additional external space during the summer months and the terrace benefits from its own private heated swimming pool.

The premises are fully fitted, licenced and are immediately tradeable.



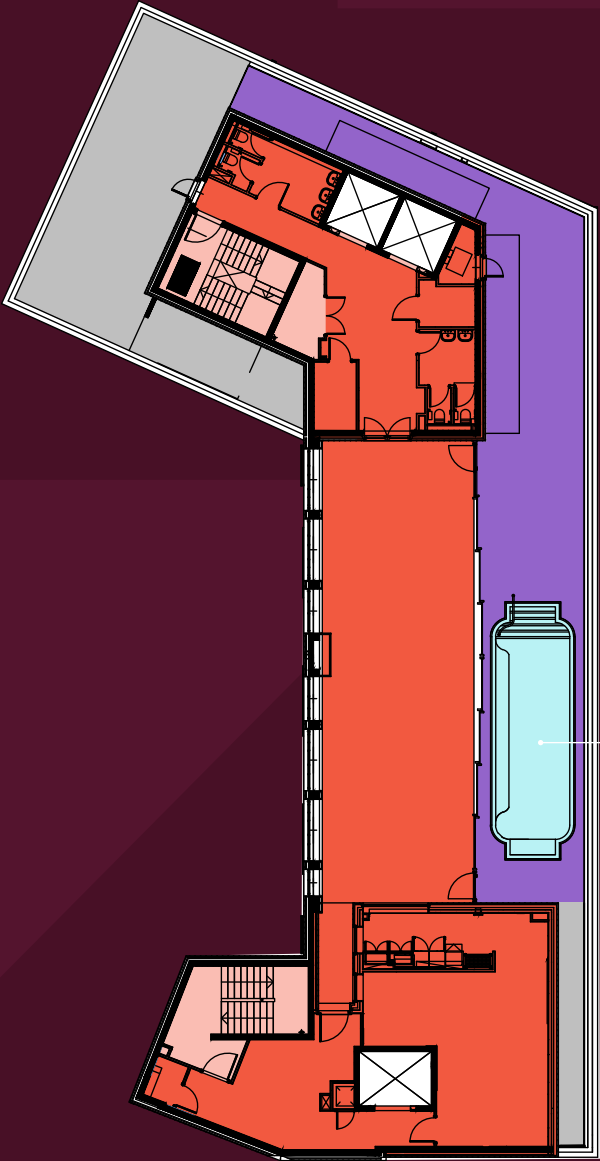
FLOOR PLAN 2,606 sq ft / 242.1 sq m
(+1,389 sq ft terrace)

RESTAURANT

TERRACE

CORE AREAS

LIFTS



Not to scale. Indicative only & subject to planning.



LOWER GROUND BAR & NIGHTCLUB DEDICATED LIFT

BASEMENT BAR & NIGHTCLUB

The bar and nightclub are located in the basement of the building, accessed via an entrance on Scrutton Street. The premises are arranged as a large open space with two bars and ample customer seating, as well as a nightclub area.

The premises are fitted out to a high standard and are suitable to continue trading under their existing or alternative uses.



FLOOR PLAN 6,242 sq ft / 580.0 sq m

BAR / NIGHTCLUB CORE AREAS LIFTS



Not to scale. Indicative only & subject to planning.



- GROUND
- CO-WORKING
- FLEXIBLE WORKSPACE

CO-WORKING & FLEXIBLE WORKSPACE

Step into a flexible workspace in the heart of Shoreditch, created for freelancers, creatives, entrepreneurs and growing teams.

The premises offer a versatile environment for co-working, meetings, events and collaboration, with the energy of one of East London's most vibrant neighbourhoods right on your doorstep.

Creative space. Flexible working. Shoreditch energy.



FLOOR PLAN 3,286 sq ft / 305.3 sq m

- WORKSPACE
- CORE AREAS
- LIFTS



Not to scale. Indicative only & subject to planning.



FURTHER INFORMATION

CONTACT45 CURTAIN ROAD

TERMS

Lease Terms
New leases are available for all premises.

Quoting Rents
Provided on application.

Business Rates & Service Charge
The premises incur a business rates & service charge payment estimated at a total of £24 per sq ft.

UNIT	LEVEL	GIA (SQ FT)	NIA (SQ FT)	TRADING HOURS	LICENCE
Rooftop Restaurant	6	3,282	2,606	07:00 to 00:00	Alcohol Sales 09:00 to 00:00 (ancillary to a table meal after 18:00)
		1,389 Terrace	1,389 Terrace		
Bar/Club	Lower Ground (L -3)	8,380	6,242	07:00 to 03:00	Alcohol Sales 07:00 to 03:00
Co-Working Space	Ground Floor	3,875	3,286	07:00 to 23:00	N/A



45 CURTAIN ROAD OFFERS
AN INCOMING OPERATOR A
GENUINELY RARE OPPORTUNITY



VIEWING STRICTLY
BY APPOINTMENT:

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