

Commercial Office Space

3,929 sq. ft. / 365.01 sq. m.

Self-contained lower ground floor space in the heart of Shoreditch

TO LET

Cosmopolitan House, 2 Phipp Street, Shoreditch EC2A 4BP



LOCATION

Situated on Phipp Street which is a quiet street in the heart of Shoreditch where there is a huge selection of cafes, bars, restaurants and hotels on the doorstep. Mark Street Gardens and Hoxton Square are also nearby, providing green space options for the workforce to enjoy.

TRANSPORT

Shoreditch High Street (Overground)

Liverpool Street (Central, Circle, Hammersmith & City and Metropolitan lines, Overground and National Rail)

Old Street (Northern line and National Rail)

Various bus routes available

Santander Cycles

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.



DESCRIPTION

Cosmopolitan House is a modern mixed-use building on Phipp Street.

The self-contained lower ground floor provides fitted workspace with good natural light and demised terraces.

There is also a self-contained ground floor unit of 1,145 sq. ft. available within the building.

AMENITIES

- Self-contained space
- Security shutters and alarm system
- Cycle storage
- Parking (by separate arrangement)
- Fitted accommodation
- Modern lighting
- Exposed services
- Air conditioning and air handling
- Various sized meeting rooms in situ
- Demised kitchenette
- Shower facilities and demised WCs
- Fibre connectivity

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
L. Ground	3,929	365.01

LEASE

A new lease available for a term by arrangement.

RENT

Per Annum	Per sq. ft.
£75,000	£19.09

BUSINESS RATES

We understand that business rates payable for 2025/26 equate to approximately:

Per Annum	Per sq. ft.
£36,075	£9.18

Interested parties are expected to satisfy themselves on the accuracy of these figures, either via London Borough of Hackney or VOA.

SERVICE CHARGE

Per Annum	Per sq. ft.
£22,913	£5.83

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£133,988	£11,165.67

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Finn Ledwidge
fledwidge@antonpage.com

Alfie Newton
anewton@antonpage.com