



STRETTONS

Cosmopolitan House, 2 Phipp Street, Shoreditch, EC2A 4BP

Office, Showroom For Sale | £1,250,000 | 2,751 to 5,560 sq ft

020 8520 9911
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Rare self-contained Shoreditch purchase opportunity suitable for a variety of uses



- Self-contained space across ground and lower ground
- Extensive frontage onto Phipp Street and multiple entrances
- Air conditioning and air handling
- c. 983 years unexpired long leasehold interest
- 3 x kitchenettes, 7 x WCs & shower facilities
- 8 person passenger lift & shared cycle storage
- Security shutters and alarms
- Fibre connectivity

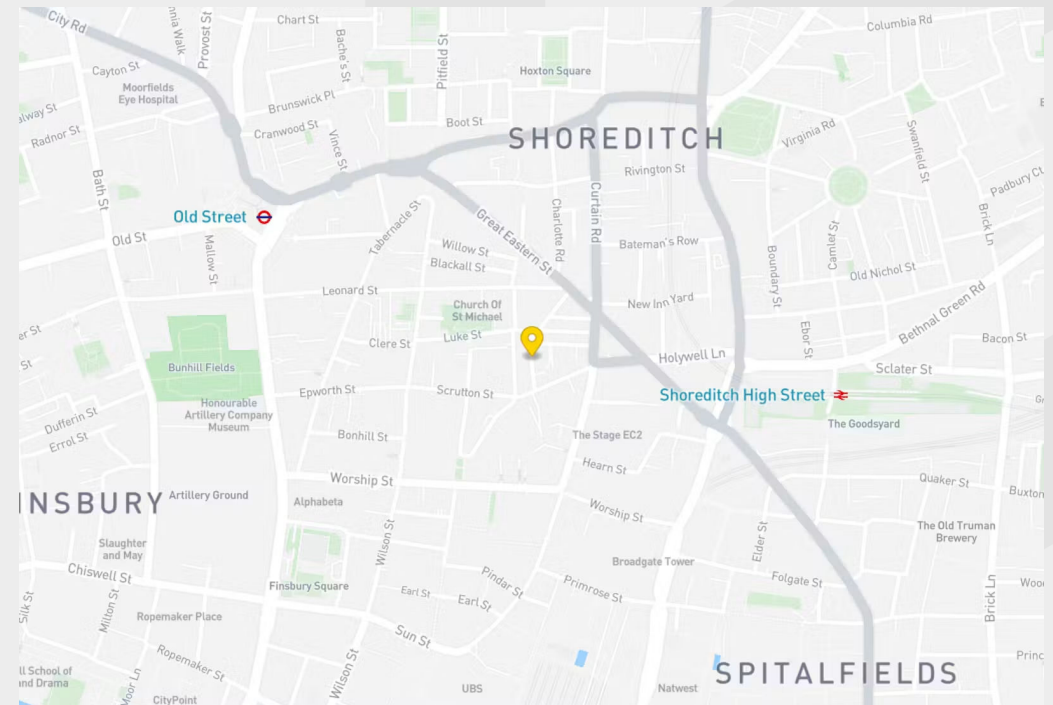


Description

Cosmopolitan House offers two duplex units, across Ground and Lower ground. Each unit benefits from prominent Ground floor frontage with private access. The Lower Ground's offer good ceiling heights and elements of natural light. The units are complete with private kitchens, meeting rooms and air conditioning throughout. The units can be purchased separately or as a single, larger unit. For more information, get in touch.

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. The area benefits from excellent public transport links. Liverpool Street Station (serving the Metropolitan, Hammersmith & City, Circle, Central lines, Overground, and National Rail) is just a 7-minute walk away. Moorgate Station (Metropolitan, Hammersmith & City, Northern lines, and National Rail) is a 10-minute walk, while Shoreditch High Street Overground station is only 5 minutes away on foot.



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Price	Availability
Unit - 1 - Ground	1,314	122.07	-	Available
Unit - 1- Lower Ground	1,237	114.92	-	Available
Unit 1- Total	2,751	255.58	£1,250,000	Available
Unit - 2 - Ground	2,871	266.72	-	Available
Unit - 2- Lower Ground	2,689	249.82	-	Available
Unit 2- Total	5,560	516.54	£2,250,000	Available

Tenure

Long Leasehold

EPC

C

VAT

Applicable

Configuration

Fitted

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