BELCOR

18 PHIPP STREET,
EC2

1,276 SQ FT
WAREHOUSE STYLE OFFICE IN HEART OF
SHOREDITCH, EC2


TARGET
MAINTENANCE
FACILITIES MAINTENANCE



PHOTOGRAPHS ARE INDICITIVE AND OF THE 1ST FLOOR

BELCOR

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EC2

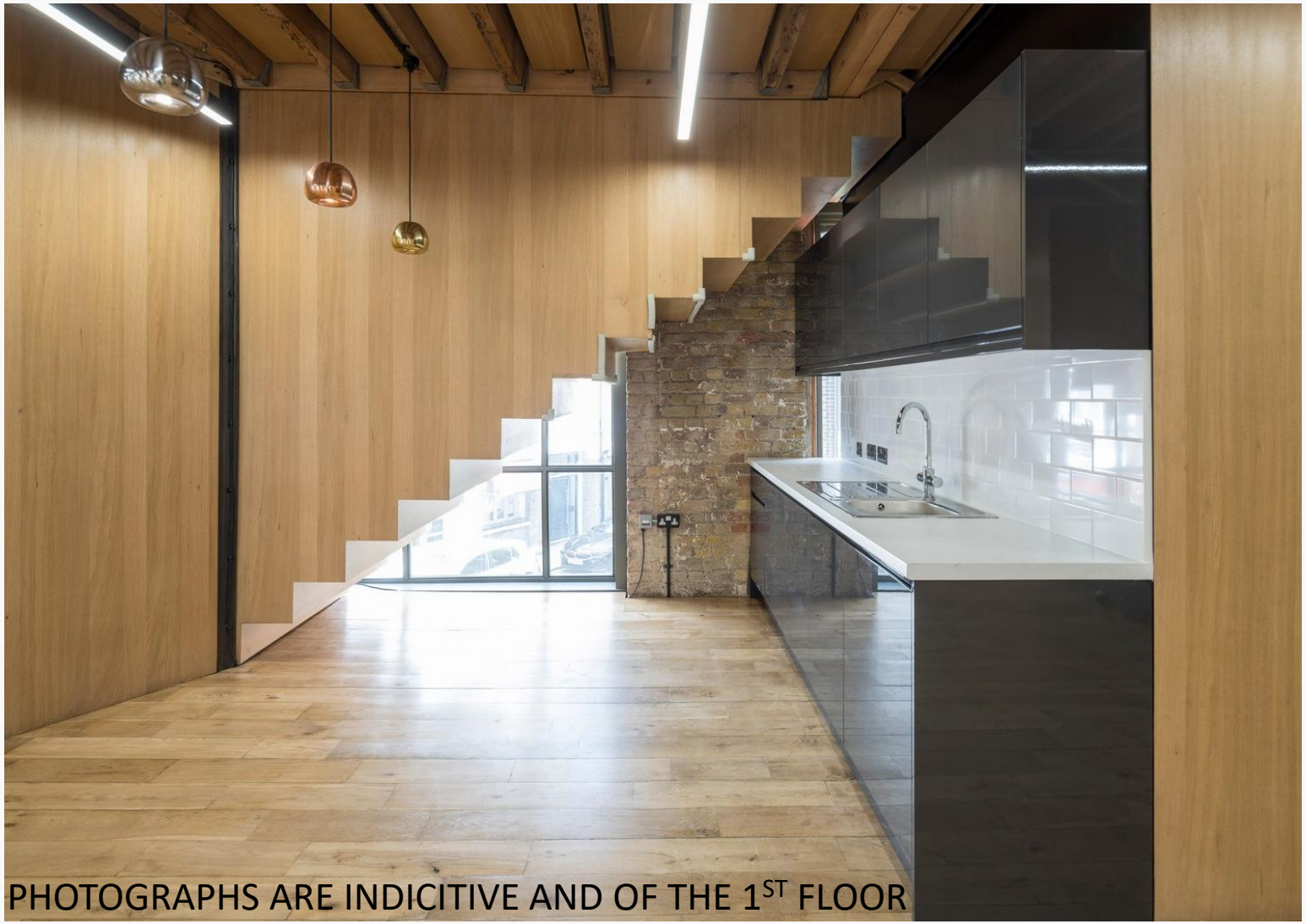
DESCRIPTION

Occupying the second floor within an attractive former Warehouse building, the premises offers excellent natural light across both elevations and good ceiling height and should be of strong interest to media, tech and creative occupiers. The premises is fully self-contained with a kitchen and 2 WC's.

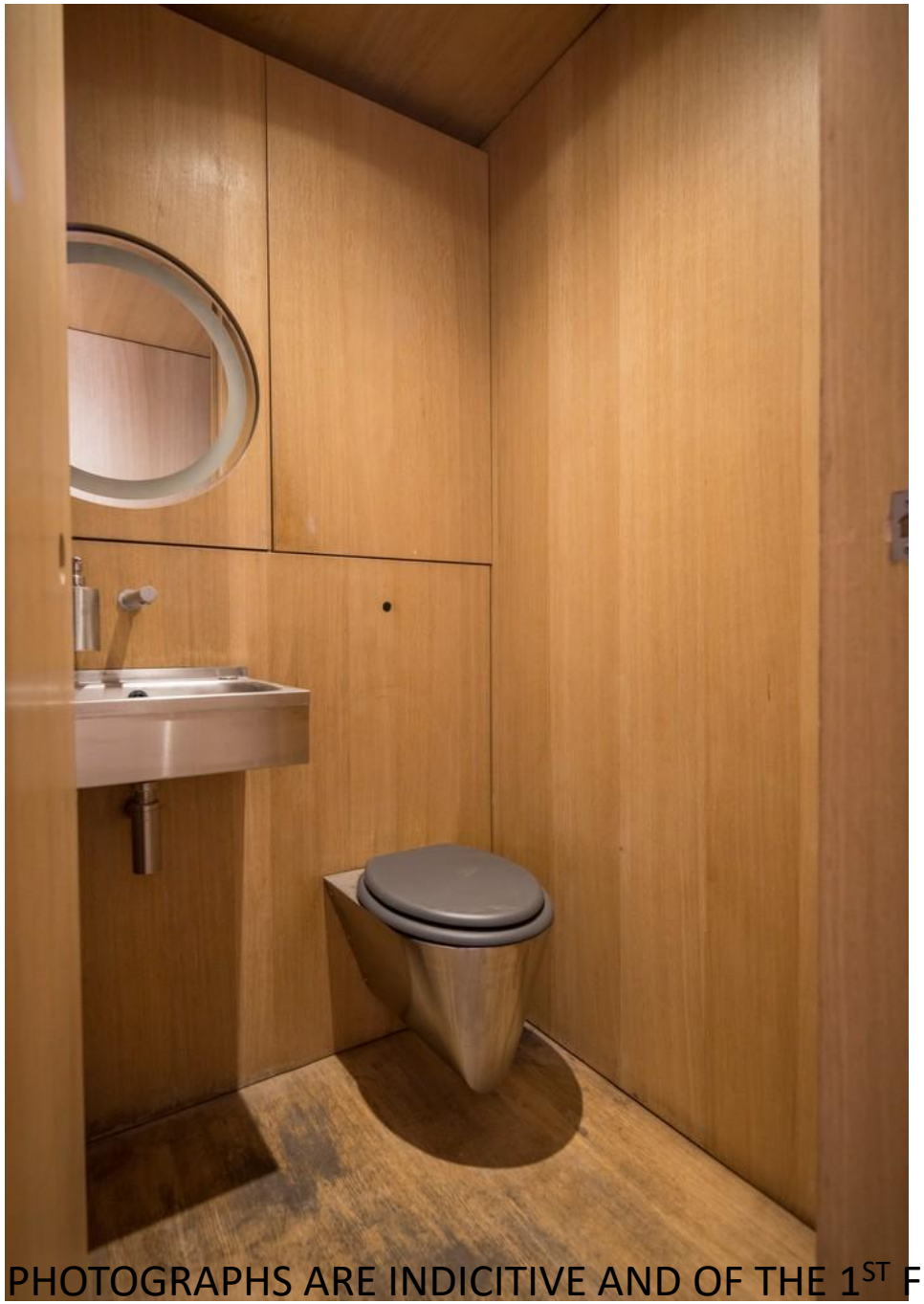
AMENITIES



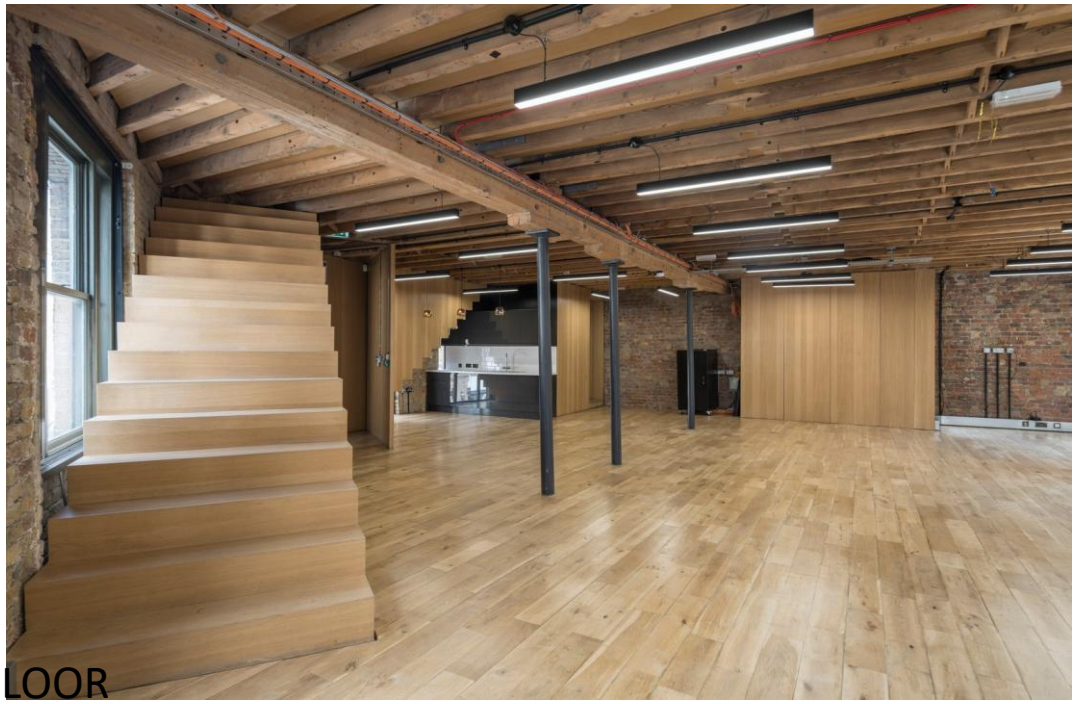
WAREHOUSE STYLE OFFICE IN PRIME SHOREDITCH



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TRANSPORT

Old Street - 8 mins

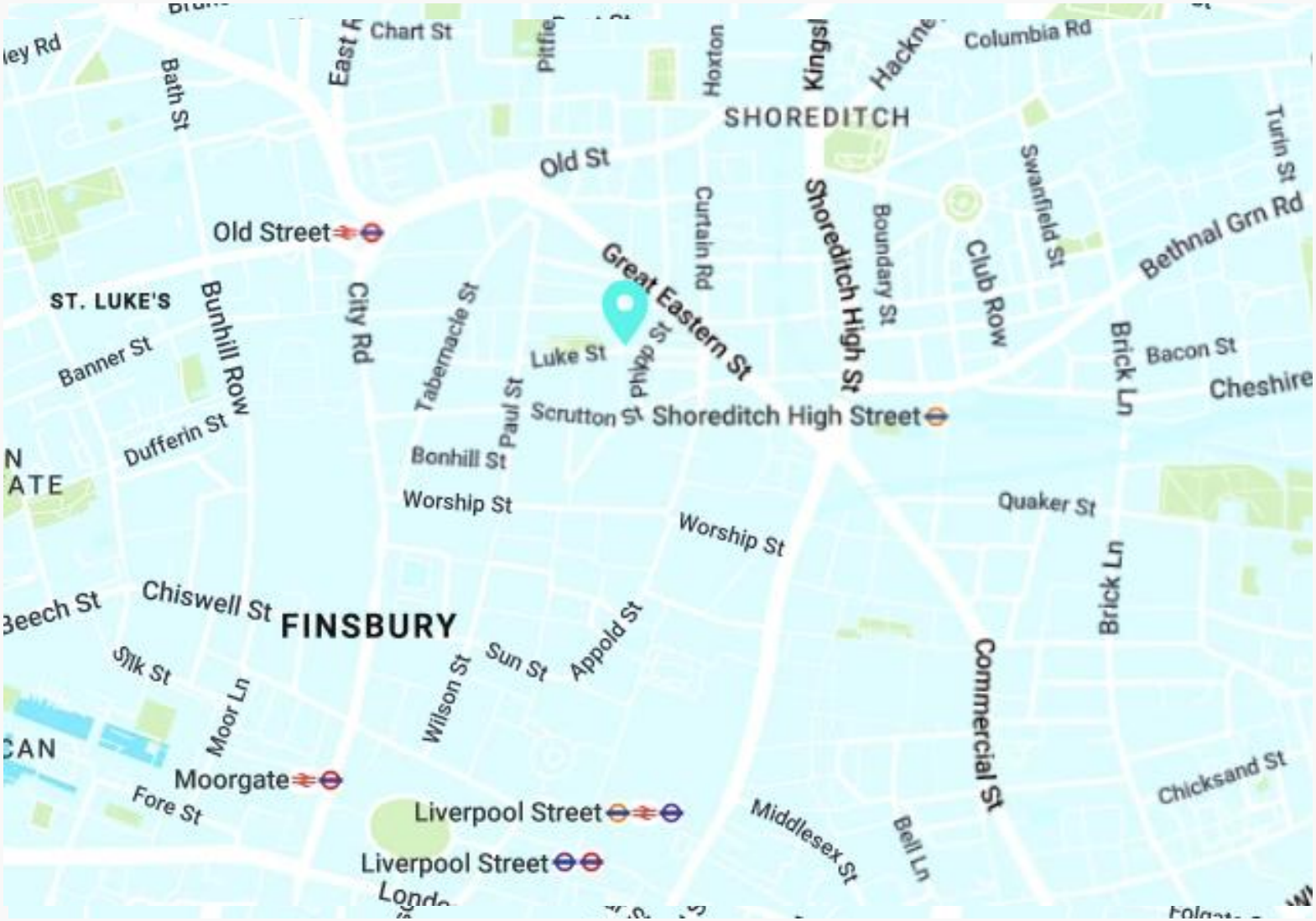
Shoreditch High Street – 5 mins

Liverpool Street – 9 mins

AREA

The premises is located close to the junction with Great Eastern Street in the heart of prime Shoreditch, a short distance from Old Street Roundabout, now known as London's 'Tech City'. The premises is situated amongst a host of bars and restaurants and some of the leading commercial occupiers in the City Fringe. The property is also within a 5-minute walk to Old Street Station and a short walk from Liverpool Street and Shoreditch High Street Station.

LOCATION



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AVAILABILITY

UNIT	SIZE (PSF)	STATUS	RENT	BUSINESS RATES (PSF)	S/C (PSF)	TOTAL (PCM)
2nd Floor	1,276	Available	£50.00	£15.00	£6.00	£7,549

LEASE

A new lease direct from the landlord would be considered, on terms to be agreed contracted outside the Landlord & Tenant Act 1954 Part II (as amended).

TIMING

Available February 2027

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 NOT applicable.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

BELCOR

VIEWINGS VIA JOINT SOLE AGENTS

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