

VIRTUAL FREEHOLD FOR SALE

COSMOPOLITAN HOUSE

2 PHIPP STREET, LONDON EC2A 4BP

SHOREDITCH



SUMMARY

- Virtual Freehold for sale - 999 years
- Situated in the heart of Shoreditch's cultural and creative core
- Prominent ground floor frontage
- 8,300 sq. ft. over ground and lower ground floors
- Self-contained offices with direct street access and rear loading
- A short walk to Liverpool Street mainline station
- Excellent transport links across London
- Ideal for owner occupiers

PRICE

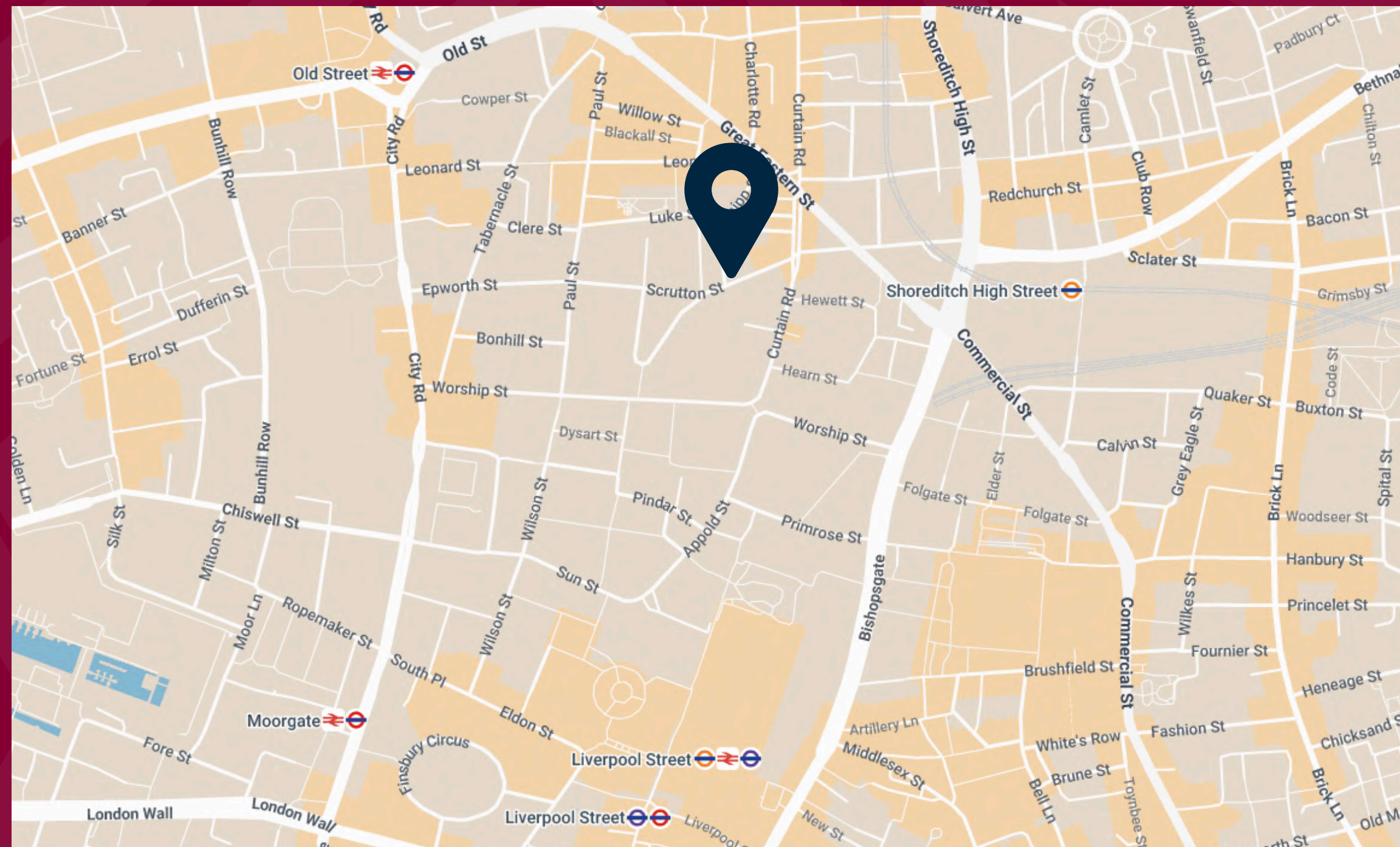
£2,950,000 exclusive of VAT

A low capital value of £355 per sq. ft.

LOCATION

Cosmopolitan House is in the heart of one of London's most vibrant and creative neighbourhoods, with exceptional amenities on the doorstep.

Shoreditch has an ever evolving collection of acclaimed restaurants, independent cafes, street food markets and lively bars.



TRANSPORT

Cosmopolitan House benefits from exceptional transport links all within easy reach.

Liverpool Street, Moorgate, Old Street and Shoreditch High Street stations, providing access to all major London transport routes and services.



LIVERPOOL ST



9

minute walk



OLD ST



9

minute walk



SHOREDITCH HIGH ST



9

minute walk



MOORGATE



12

minute walk



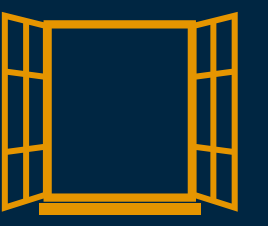
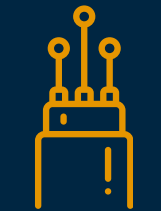
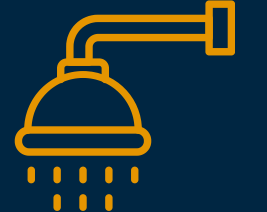
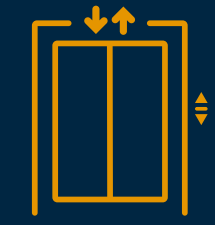
THE BUILDING

Cosmopolitan House is a modern mixed use building with prominent ground floor frontage and windows on 3 elevations.

The self-contained ground and lower ground floor provides fitted offices with good natural daylight and a decked terrace.



SPECIFICATION

- | | | | | |
|--|---|--|--|---|
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Fitted accomodation | 
Air conditioning | 
Exposed services | 
Openable windows | 
Security shutters & alarms |
| 
Fibre connectivity | 
3 kitchens | 
7 WCs & showers | 
8 person passenger lift | 
Cycle storage |



ACCOMMODATION

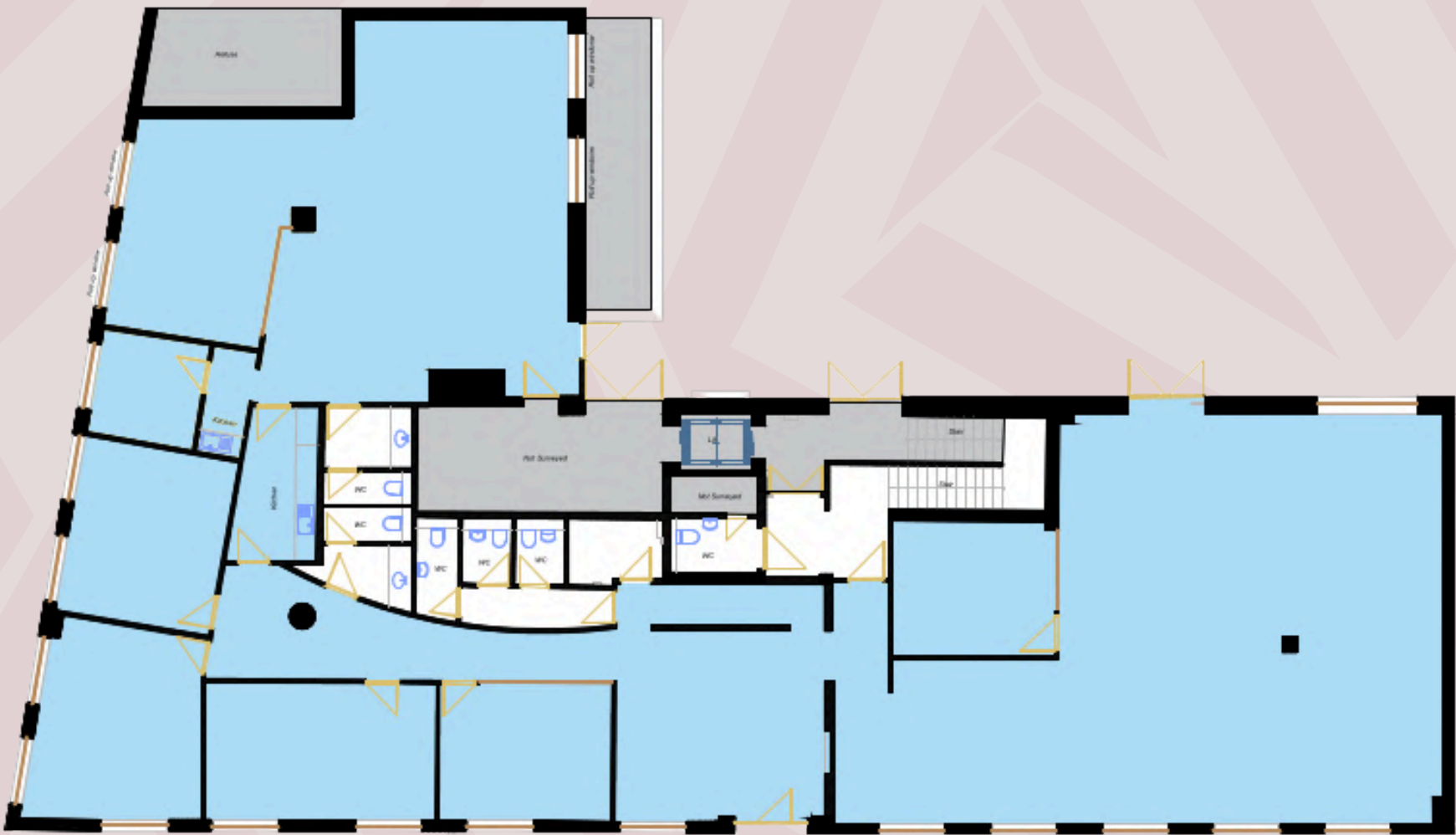
Floor	Net Internal Floor Area Sq. Ft.	Gross Internal Floor Area Sq. Ft.
Ground	4,370	5,392
Lower Ground	3,929	5,262
Total	8,299	10,654

- Office accommodation
- Demised common parts
- Decked terrace
- Building common parts

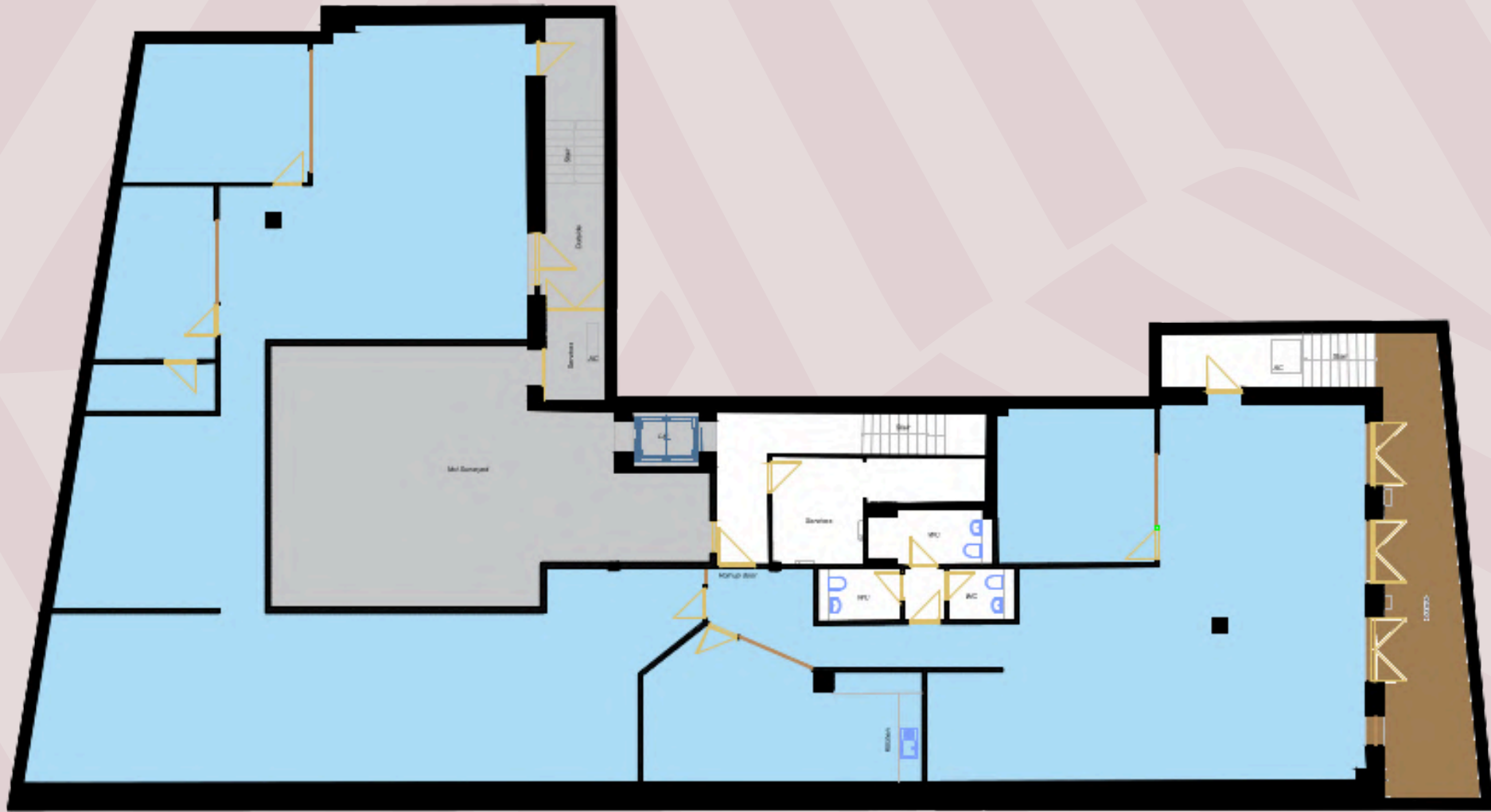
The layout plans show the existing layout including partitions.

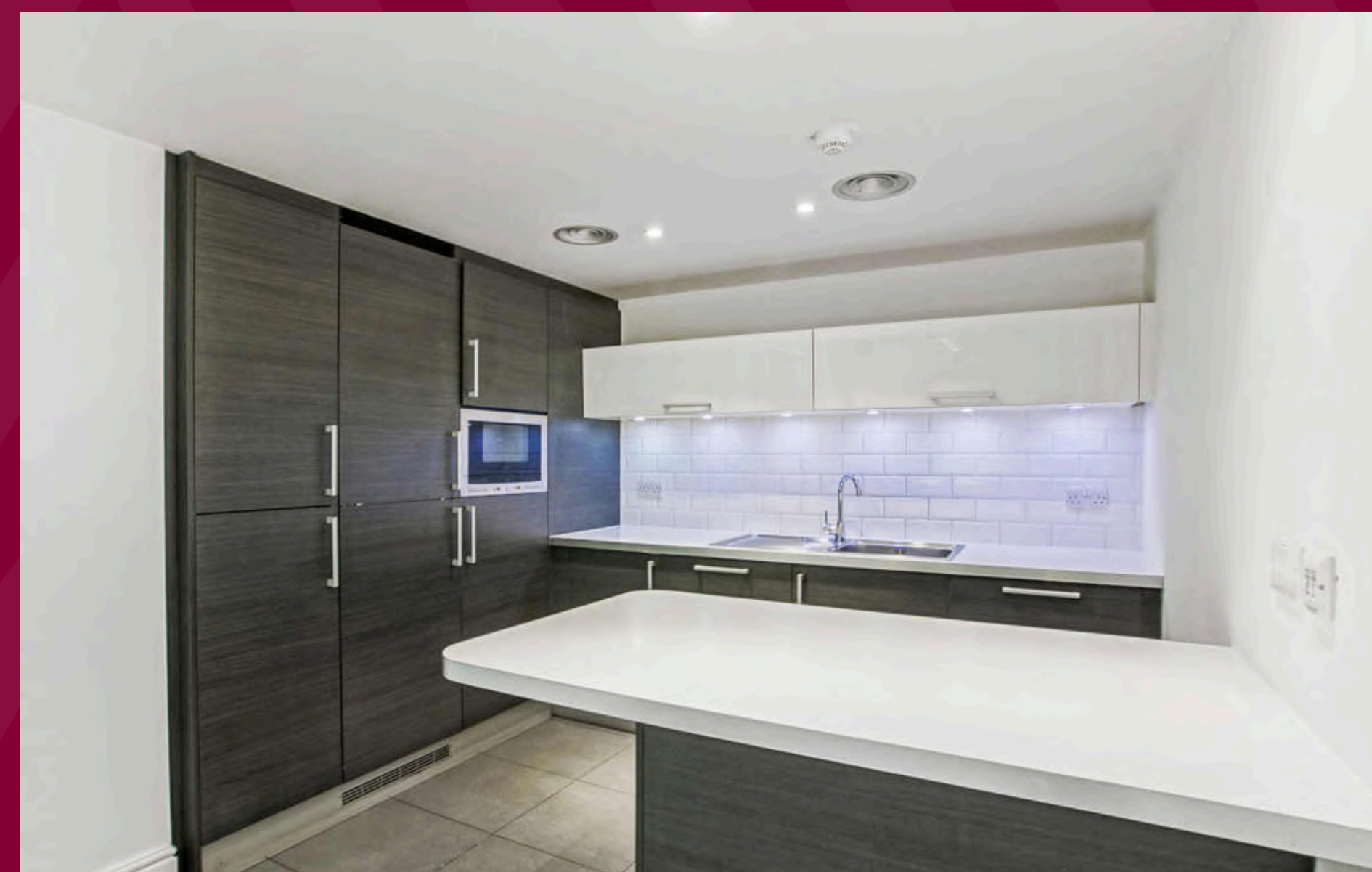
The property has been measured by Sterling Temple and the measured survey is available upon request.

GROUND FLOOR



LOWER GROUND FLOOR





PRICE

£2,950,000 exclusive of VAT.

A low capital value of £355 per sq. ft.

TENURE

A long leasehold for a term of 999 years from 16th December 2009, circa 982 years remaining with a peppercorn ground rent.

USE CLASS

Offices falling within Class E.

PLANNING

The property is located within The London Borough of Hackney.

The property is located in the South Shoreditch Conservation Area.

EPC

Rated C (63).

SERVICE CHARGE

The service charge payable to year end 28/02/2027 is estimated at £41,774 / £5.03. This includes the share of Freeholders building insurance.

BUSINESS RATES

Interested parties must satisfy themselves in respect of business rates liabilities.

CONTACT



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