

Office / Showroom Space

10,654 sq. ft. (GIA) / 8,299 sq. ft. (NIA)

Self-contained space in the heart of Shoreditch

FOR SALE

Cosmopolitan House, 2 Phipp Street, Shoreditch EC2A 4PJ



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

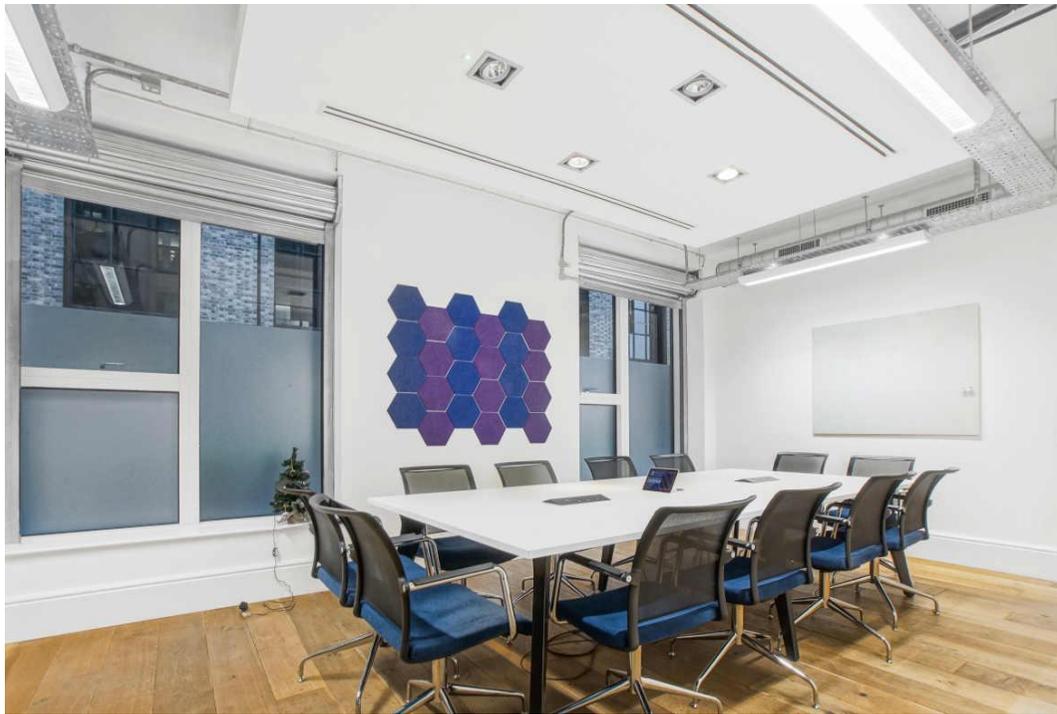
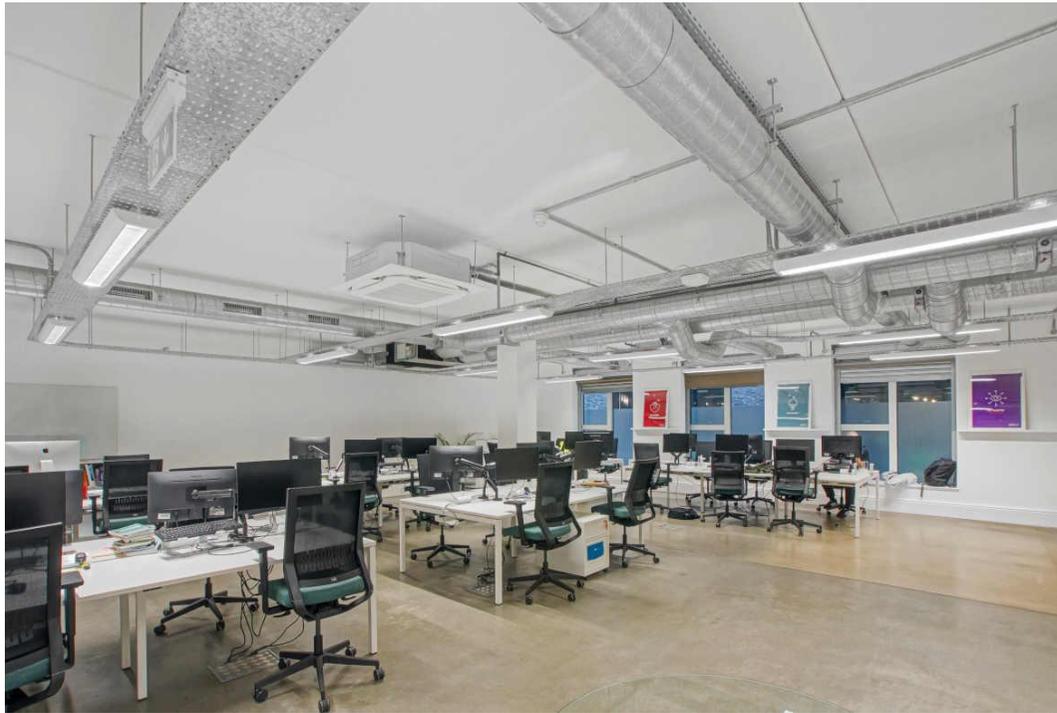
Shoreditch High Street (Overground)

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

Old Street (Northern line and National Rail)

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

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DESCRIPTION

Cosmopolitan House is a modern mixed-use building with prominent ground floor frontage onto Phipp Street.

The self-contained ground and lower ground floors provide fitted workspace with good natural daylight and a small (c. 300 sq. ft.) decked terrace.

Part of the ground floor, and lower ground floor benefit from their own entrances, making them easy to let or sub-let separately.

HIGHLIGHTS

- Self-contained space
- Reception area
- Fitted accommodation
- Modern lighting
- Concrete, timber and carpeted floors
- Air conditioning and air handling
- Exposed services
- 3 x kitchenettes
- 8 person passenger lift
- 7 x WCs & Shower facilities
- Security shutters and alarms
- Fibre connectivity
- Shared cycle storage

APPROXIMATE FLOOR AREAS

Floor	GIA (sq. ft.)	NIA (sq. ft.)
Ground	5,392	4,370
L. Ground	5,262	3,929
Total	10,654	8,299

USE CLASS

Office falling within Class E

TENURE

Long leasehold for a term of 999 years from 16 December 2009, circa 983 years remaining.

Part of the Ground Floor is let until 11/04/2026, further information available upon request.

PURCHASE PRICE

Price	GIA £ psf	NIA £ psf
£2,950,000	£277	£355

GROUND RENT

Peppercorn, if demanded.

SERVICE CHARGE

We understand that service charge payable to year end 28/02/2026 equates to:

Per Annum	Per sq. ft.
£42,366.76	£5.10

BUSINESS RATES

The property currently has four assessments:

Floor	RV	Payable
Part Ground	£106,000	£58,830
Part Ground	£40,750	£20,035
Part L. Ground	£38,500	£19,212
Part L. Ground	£26,500	£12,224

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

EPC

The property has an EPC rating of C – 63.

MEASURED SURVEY & FLOOR PLANS

Available upon request.

VAT

The property is elected for VAT.

PLEASE CONTACT

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