

COSMOPOLITAN HOUSE, 2 PHIPP STREET, SHOREDITCH, EC2A 4BP

Long Leasehold Sale Opportunity



Building Façade

EXECUTIVE SUMMARY

Self-contained Ground and Lower Ground Shoreditch purchase opportunity suitable for a variety of uses.

- Self-contained commercial premises across ground and lower ground providing 8,299 sq ft
- Extensive frontage onto Phipp Street and multiple entrances
- Private meeting rooms and air conditioning throughout
- c. 983 years unexpired long leasehold interest
- 3 x kitchenettes, 7 x WCs & shower facilities
- 8 person passenger lift & shared cycle storage
- Security shutters, alarms and fibre installed
- Excellent transport connectivity
- Attractive sale price of £2,950,000 equating to just £355 per sq ft on the NIA
- Of interest to owner-occupier and investors

THE LOCATION

PRIME SHOREDITCH LOCATION, EXCELLENT CONNECTIVITY, ENDLES OPPORTUNITIES

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.

- Located in the sought after area of Central Shoreditch, boasting excellent restaurants, bars and hotels
- Extensive connectivity across London and well located for staff commuting from outside of London with mainline services from Essex, Hertfordshire and Cambridge.
- Immediate access to nearby green spaces as well as Fitness/ Wellness operators



Various Bus Routes



King's Cross



Liverpool Street and Shoreditch High Street stations



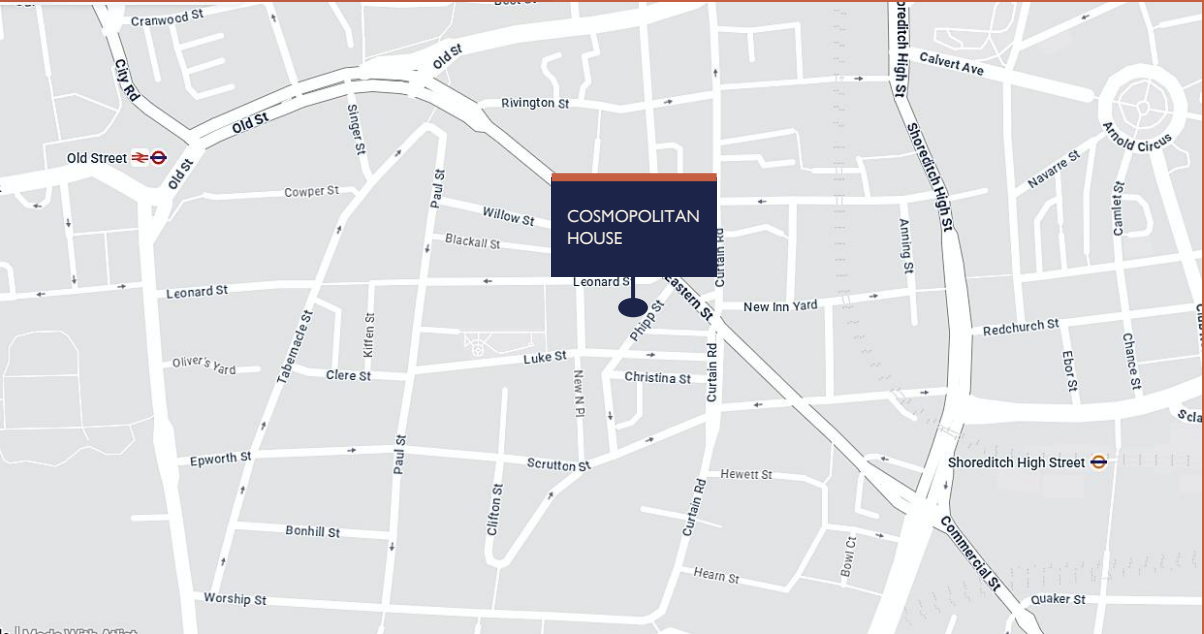
Moorgate station



Old Street Station

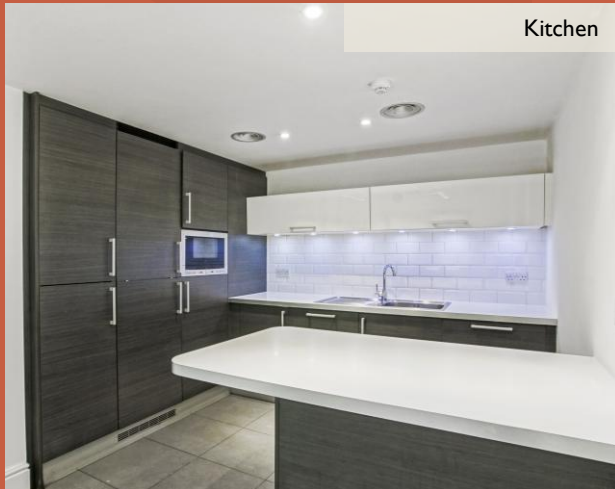


Shoreditch





Open Plan Office



Kitchen



Entrance / Reception Area

THE PROPERTY/SITE

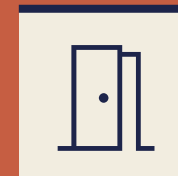
A VERSATILE COMMERCIAL BUILDING, OFFERING AN OPPORTUNITY FOR OWNER OCCUPIERS AND INVESTORS

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. There are extensive modern amenities including air conditioning throughout, private meeting rooms and a dedicated ground floor reception.



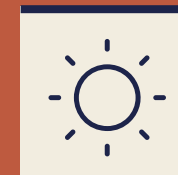
Extensive ground floor frontage



Fitted with meeting rooms



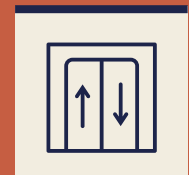
Long Leasehold



Impressive levels of daylight



7 x WCs & shower facilities

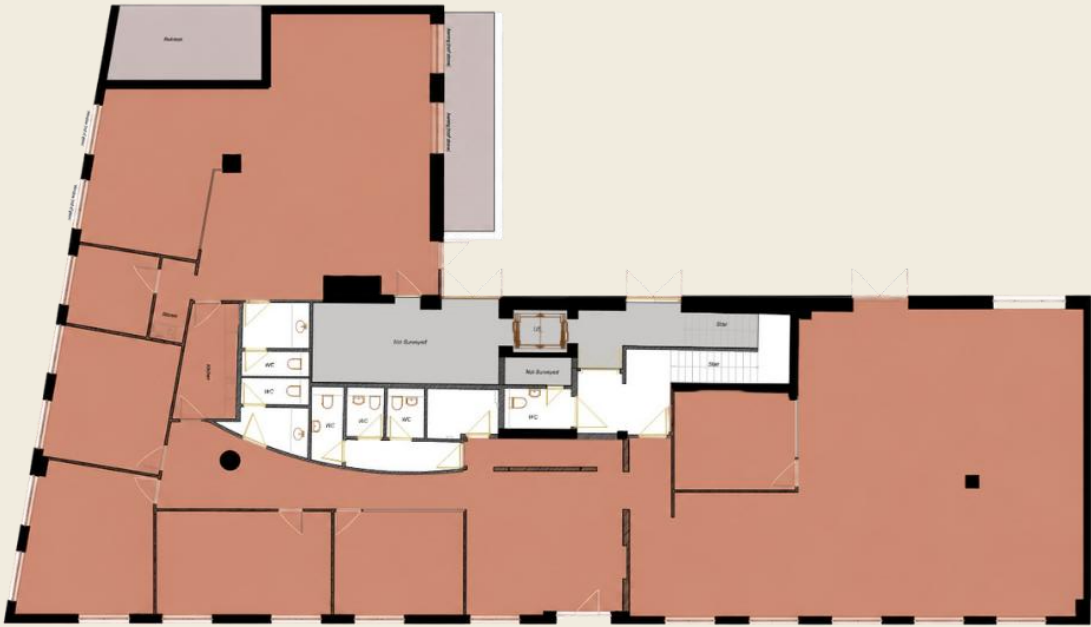


8-person lift

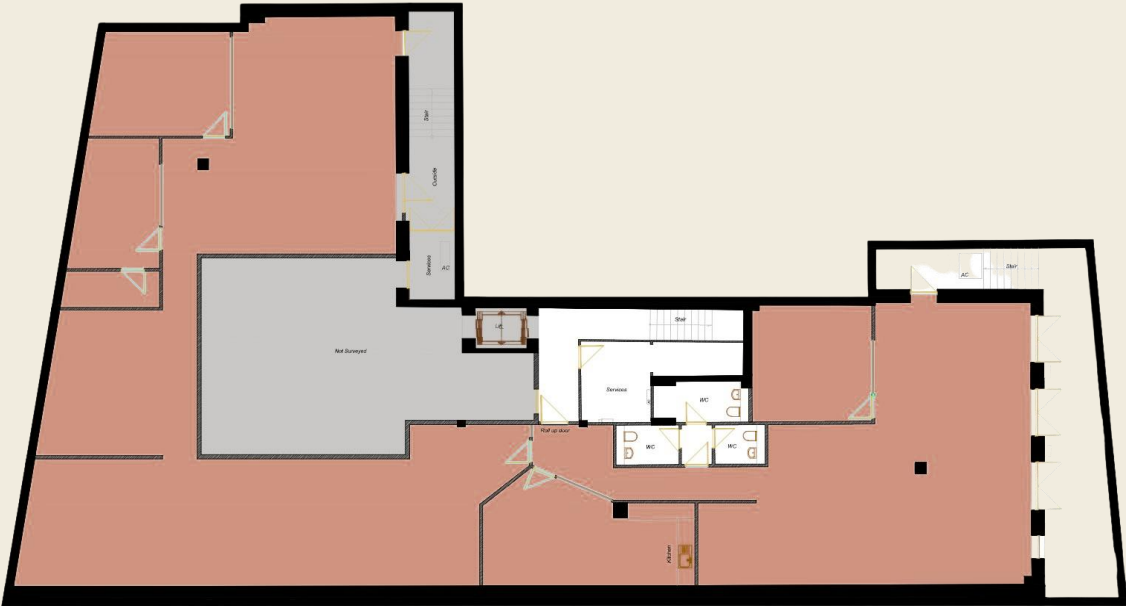
FLOORPLANS

Floor	NIA sq ft	NIA sq m	GIA sq ft	GIA sq m
Ground	4,370	405.99	5,392	500.9
Lower Ground	3,929	365.02	5,262	488.8
Total	8,299	771	10,653	989.7

Ground Floor



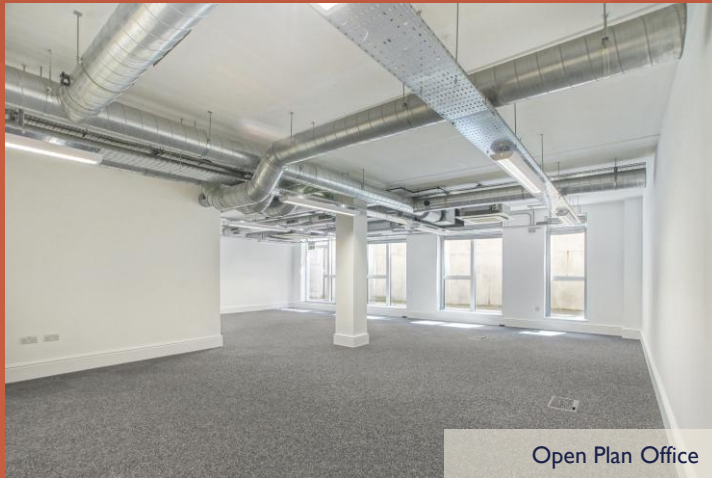
Lower Ground Floor



GALLERY



Open Plan Office



Open Plan Office

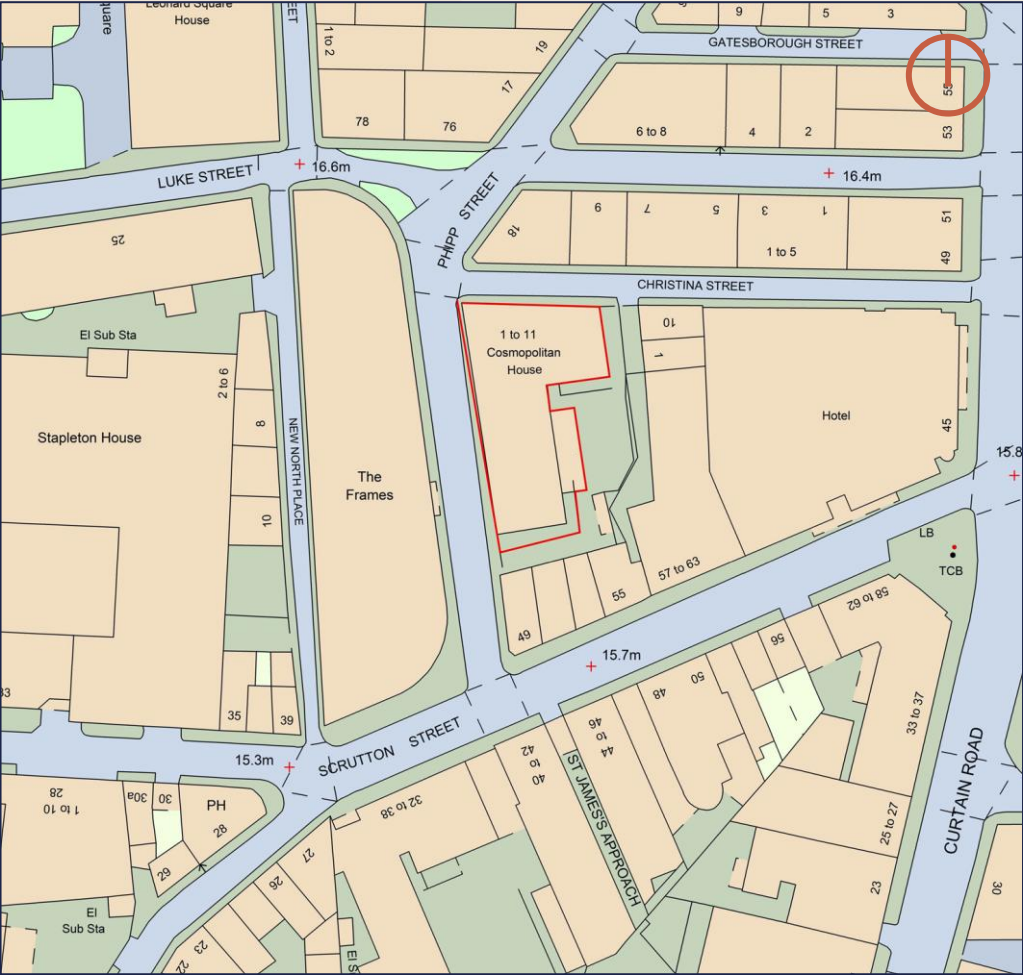


Office / Meeting room



Exterior Facade

FURTHER INFORMATION



COSMOPOLITAN HOUSE, SHOREDITCH EC2A

PLANNING

The building is within the London Borough of Hackney and is not Listed.

PRICE

£2,950,000 (Two Million, Nine Hundred and Fifty Thousand Pounds).

VAT

Applicable.

EPC

EPC C.

RATES

On Application

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details on request.

TENURE

Long Leasehold.

Strettons for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use, lease details and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Strettons has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. July 2026

CONTACT

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