



Electra House

Third Floor, 95a Rivington Street, London, EC2A 3AY

**Bright and airy studio office
with open Class E use
located in the heart of
Shoreditch**

427 sq ft
(39.67 sq m)

- Great location on Rivington Street
- Comfort Cooling / Heating
- Self-contained with private kitchen and W.C.
- Easy flexible terms

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Summary

Available Size	427 sq ft
Rent	£20,000 per annum Rent inclusive of service charge and buildings insurance.
Rates Payable	£6,612 per annum Based on 2023 valuation. Reduced to £2,750 pa with Small Business Rates Relief.
Rateable Value	£13,250
Service Charge	N/A
VAT	Applicable
EPC Rating	D (86)

Description

The unit occupies the Third Floor of a converted furniture making warehouse. The unit benefits from opening windows front and back and is given character by the exposed brickwork wall and a vaulted ceiling. The unit has a private toilet and a kitchen is installed as well as comfort cooling heating.

Location

The building is located on the north side of Rivington Street near its junction with Shoreditch High Street so right in the heart of the 'Shoreditch Triangle'. It is a busy mixed-use area occupied by many thriving creative and tech businesses and is well served by hotels, shops, amenities, transport, eateries and bars. Local stations are Old Street, Shoreditch High Street and Liverpool Street.

Terms

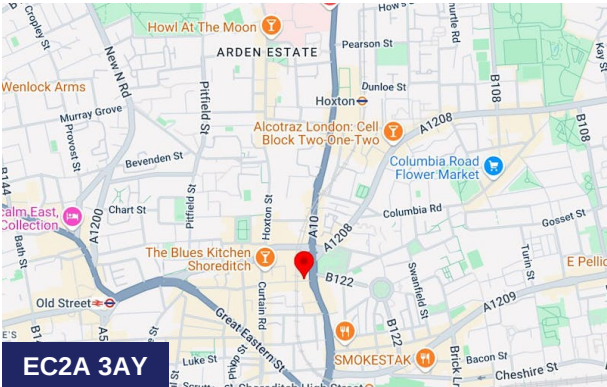
A new lease or flexible license on internal repairing terms direct from the freeholder, to be contracted 'outside The Act'.

Initial Rent

£20,000 per annum (+VAT) inclusive of service charge and buildings insurance contributions.

Business Rates

The Valuation Office Agency website shows that the 2023 Rateable Value of the premises is £13,250 with notional Rates Payable for 1st April 2025 to 31st March 2026 estimated at £6,612. Should a company qualify for small business rates relief this liability should be reduced to £2,750 pa. Interested parties are advised to seek confirmation and relief advice from the London Borough of Hackney.



Viewing & Further Information



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