



First-Fourth floor

110A Shoreditch High Street, London, E1 6JN

Prime Shoreditch High Street office in a refurbished Georgian building.

1,555 sq ft
(144.46 sq m)

- Self-contained
- New lease
- Secure bike storage
- Laminated flooring
- Excellent natural light
- Terrace
- Original features, exposed brickwork and timbers
- 10 mins from Old Street & Liverpool Stations

First-Fourth floor, 110A Shoreditch High Street, London, E1 6JN

Summary

Available Size	1,555 sq ft
Rent	£65,000 per annum
Rates Payable	£20,844 per annum
Rateable Value	£48,250
Service Charge	£2,700 per annum plus VAT. Building insurance included
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

A self-contained office set across the four upper floors of a distinctive Georgian building. Recently refurbished to a high standard, it combines period features with a modern finish, including a reception with meeting room and terrace, kitchenettes on multiple floors, and a bright top-floor studio with exposed brick and pitched roof. Benefits include excellent natural light, air conditioning, and secure bike storage.

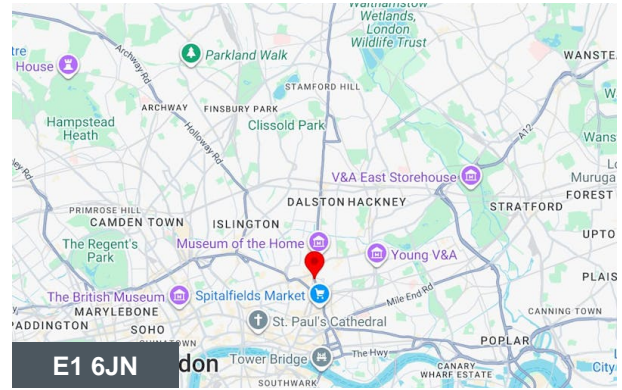
Location

Located on Shoreditch High Street between Calvert Avenue and Redchurch Street, the property is moments from local amenities and within easy walking distance of Shoreditch High Street, Old Street, and Liverpool Street stations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	467.40	43.42	Available
2nd	367.60	34.15	Available
3rd	374.40	34.78	Available
4th	344	31.96	Available
Total	1,553.40	144.31	

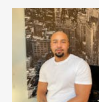


Viewing & Further Information



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Energy performance certificate (EPC)

110a Shoreditch High Street
LONDON
E1 6JN

Energy rating

C

Valid until: **3 April 2029**

Certificate number: **0130-0831-5369-6697-2006**

Property type **B1 Offices and Workshop businesses**

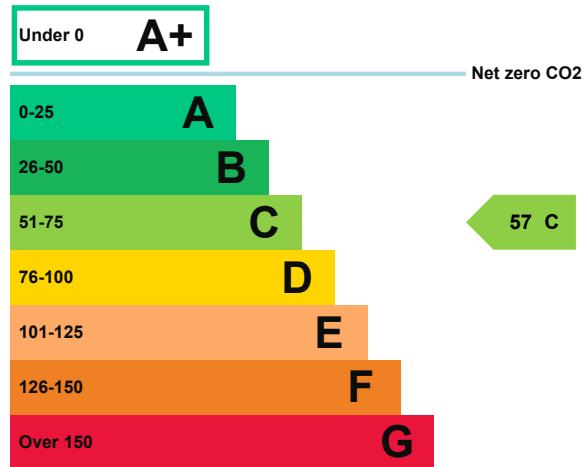
Total floor area **156 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 A

If typical of the existing stock

63 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	41.57
Primary energy use (kWh/m ² per year)	240

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0970-3932-0461-5160-8060\)](/energy-certificate/0970-3932-0461-5160-8060).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Farhan Mir
Telephone	07411978057
Email	commercialdea@gmail.com

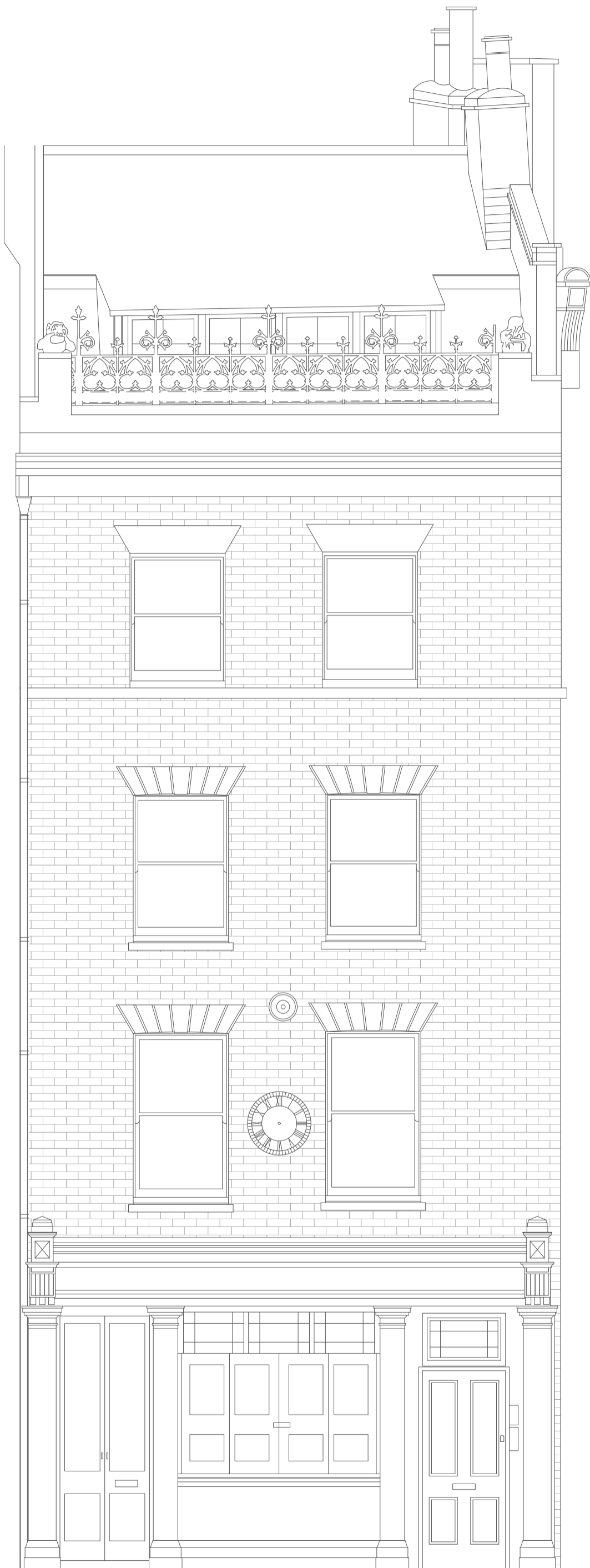
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018490
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

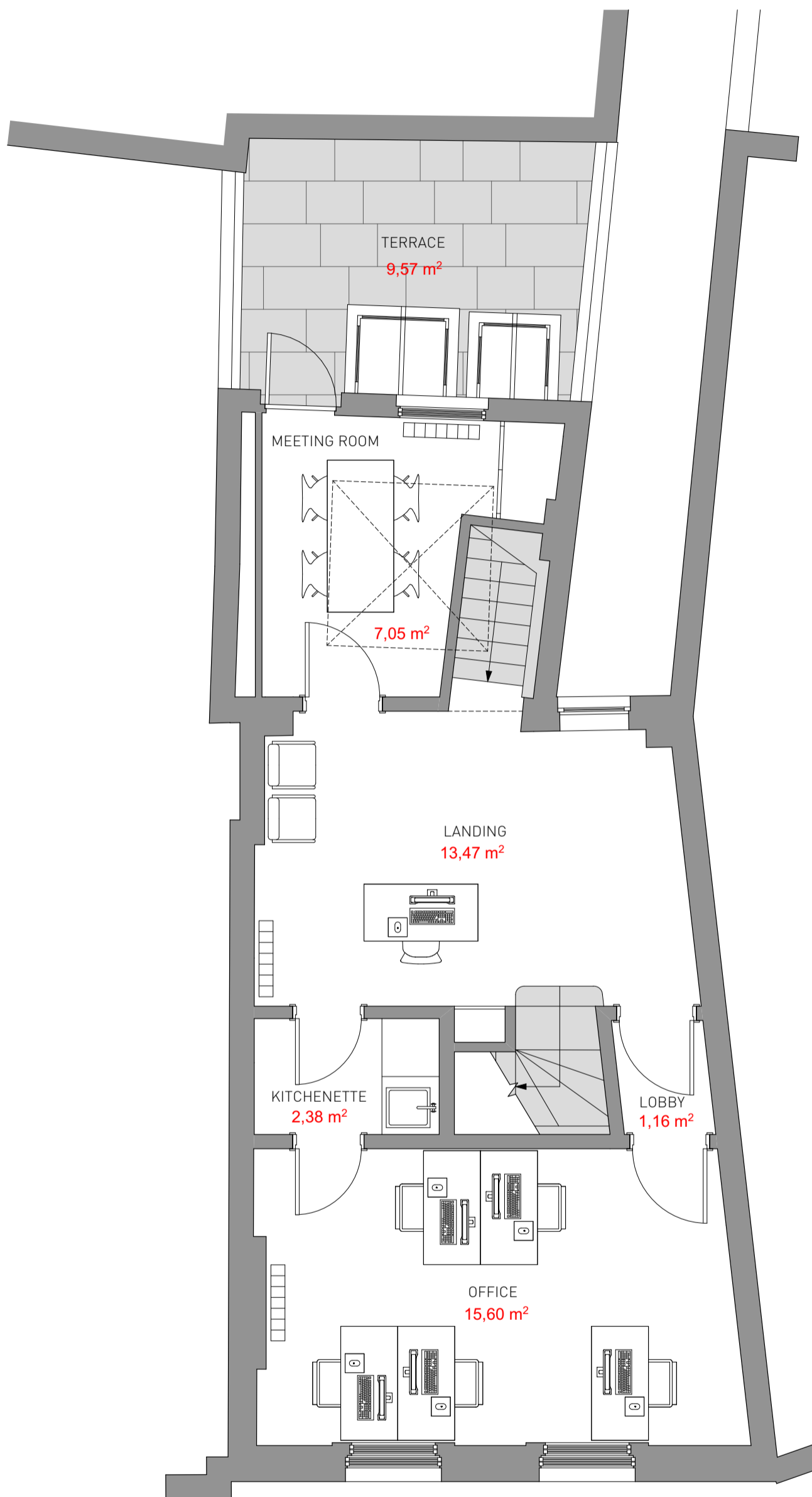
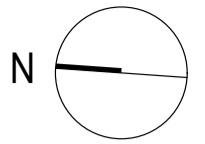
Employer	High Street EPC
Employer address	www.highstreetepc.co.uk
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 March 2019
Date of certificate	4 April 2019



110 SHOREDITCH HIGH STREET
02. OFFICES

AREA

AAA INTERIORS ARCHITECTS



110 SHOREDITCH HIGH STREET

FIRST FLOOR AREA 43.42 m²

- MEETING ROOM = 7.05 m²
- LANDING = 13.47 m²
- KITCHENETTE = 2.38 m²
- LOBBY = 1.16 m²
- OFFICE = 15.60 m²
- TERRACE = 9.57 m²



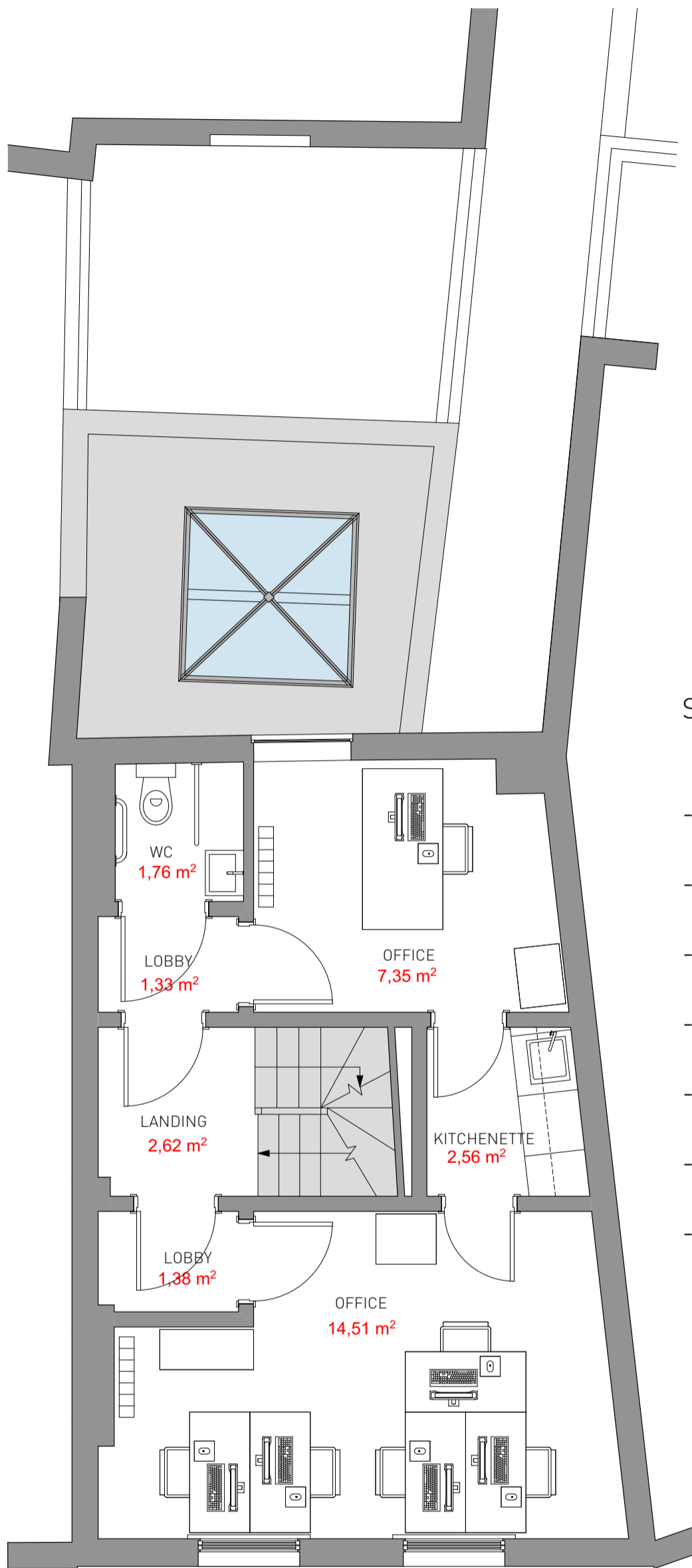
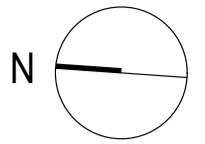
JOB TITLE:
110 SHOREDITCH HIGH STREET

DRAWING TITLE:
FIRST FLOOR
SCALE:
1:50@A3

01 FIRST FLOOR
Scale 1:50

AAA INTERIORS
Via Fabio Massimo, 60
00192 - Roma
info@aaainteriors.com
www.aaainteriors.com





SECOND FLOOR AREA = 34.15 m²

- OFFICE 01 = 7.35 m²
- LOBBY = 1.33 m²
- WC = 1.76 m²
- KITCHENETTE = 2.56 m²
- LANDING = 2.62 m²
- LOBBY = 1.38 m²
- OFFICE = 14.51 m²



JOB TITLE:
110 SHOREDITCH HIGH STREET

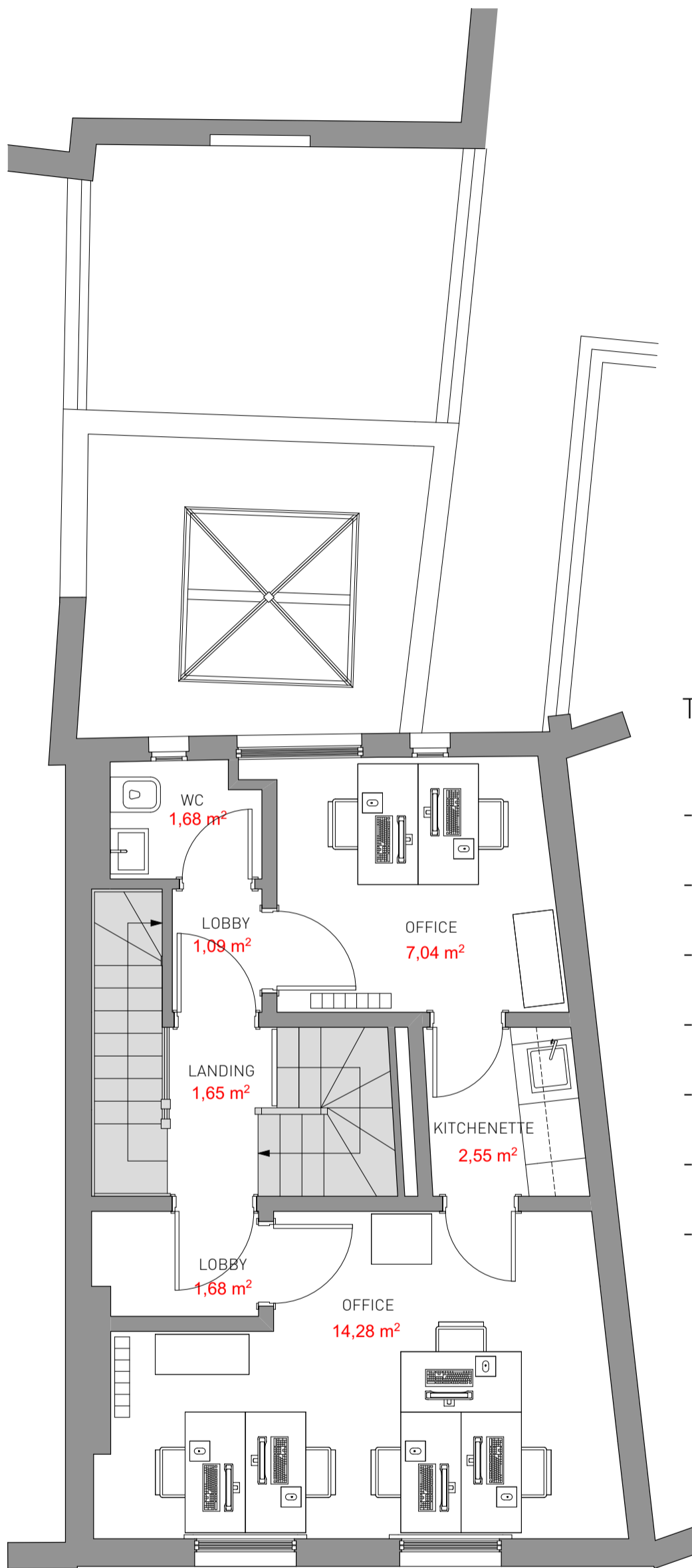
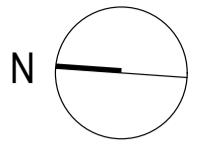
DRAWING TITLE:
SECOND FLOOR
SCALE:
1:50@A3

110 SHOREDITCH HIGH STREET

02 SECOND FLOOR
Scale 1:50

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THIRD FLOOR AREA = 34.78 m²

- OFFICE 01 = 7.04 m²
- LOBBY = 1.09 m²
- WC = 1.68 m²
- KITCHENETTE = 2.55 m²
- LANDING = 1.65 m²
- LOBBY = 1.68 m²
- OFFICE = 14.28 m²



JOB TITLE:
110 SHOREDITCH HIGH STREET

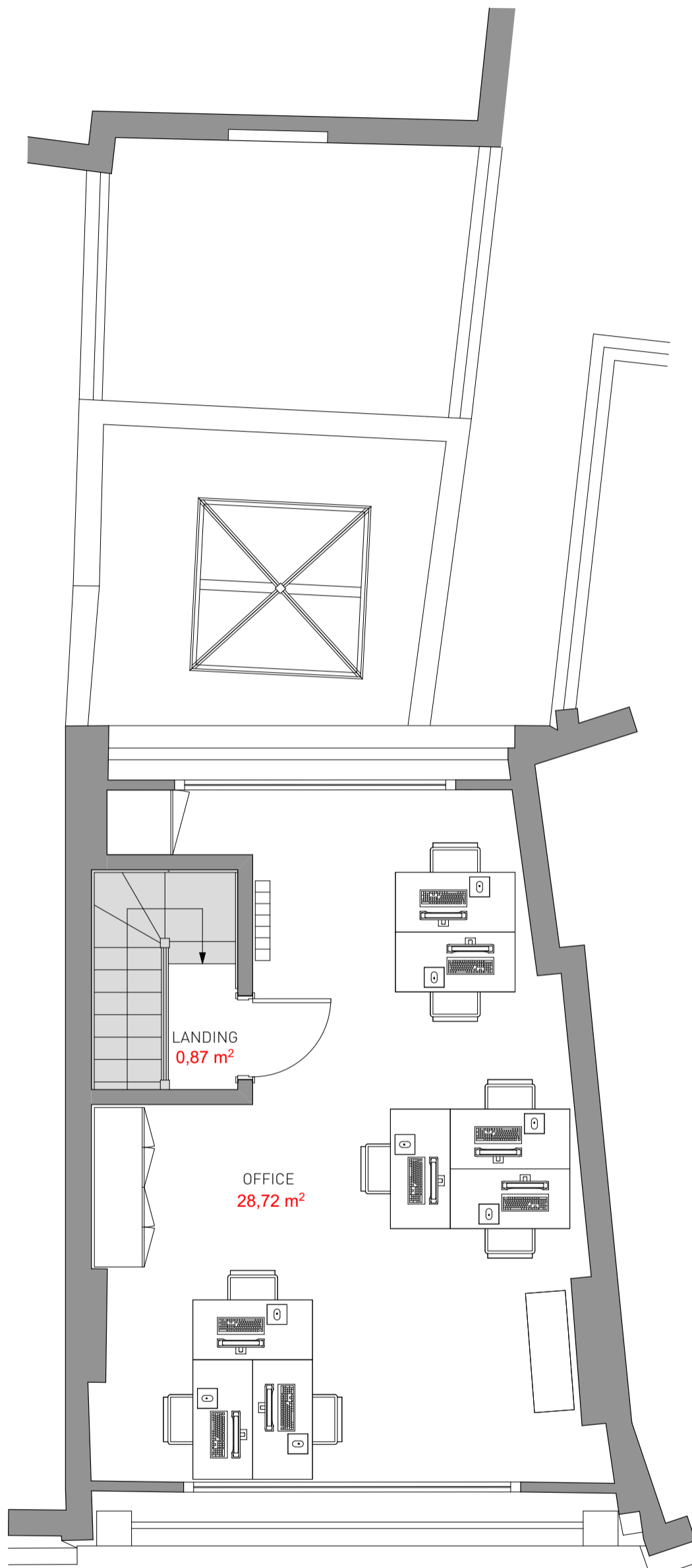
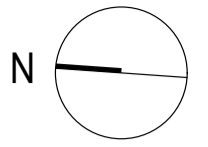
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THIRD FLOOR
SCALE:
1:50@A3

110 SHOREDITCH HIGH STREET

03 THIRD FLOOR
Scale 1:50

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FOURTH FLOOR AREA = 31.95 m²

- OFFICE 01 = 28.72 m²

- LANDING = 0.87 m²



JOB TITLE:
110 SHOREDITCH HIGH STREET

DRAWING TITLE:
FOURTH FLOOR
SCALE:
1:50@A3

110 SHOREDITCH HIGH STREET

04 FOURTH FLOOR
Scale 1:50

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