

WELL-LOCATED WAREHOUSE STYLE OFFICE

Lion House First Floor Rear

3 Plough Yard, Shoreditch, London, EC2A 3LP

Warehouse style offices fitted with meeting room on the Shoreditch / City border

708 sq ft
(65.78 sq m)

- Great location between Liverpool St / Old St / Shoreditch High St stations
- Great ceiling height and natural light
- Meeting room
- Real wooden floors and part exposed brickwork
- Good facilities - kitchen (with dishwasher) and a private shower

Lion House First Floor Rear, 3 Plough Yard, Shoreditch, London, EC2A 3LP

Summary

Available Size	708 sq ft
Rent	£21,250 per annum
Rates Payable	£12,528 per annum notional Rates Payable based on 2026 Valuation
Rateable Value	£29,000
Service Charge	£5,763 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (56)

Description

The available unit occupies the rear part of the first floor of Lion House, which has a common entrance stair from Plough Yard. The offices benefit from real wood floorboards, a glazed meeting room, private W.C. and shower. The space benefits from modern lighting, with comfort cooling / heating to add to the existing great ceiling height and natural light. The tea-point includes a fridge and dishwasher.

Location

The property is located on the west side of Shoreditch High Street / north side of Plough Yard, just to the south of the junction with Great Eastern Street. The 'Shoreditch Triangle' is a busy mixed-use area occupied by many thriving creative and tech businesses and is very well served by hotels, shops, amenities, transport, eateries and bars. The buildings are within close walking distance to Liverpool Street Station (including new Elizabeth Line entrance), Old Street Station and Shoreditch High Street Station.

Terms

Available by way of a new effective full repairing and insuring Lease, to be contracted 'outside The Act' for a term to be agreed.

Initial Rent

£21,250 per annum exclusive (+VAT).

Business Rates

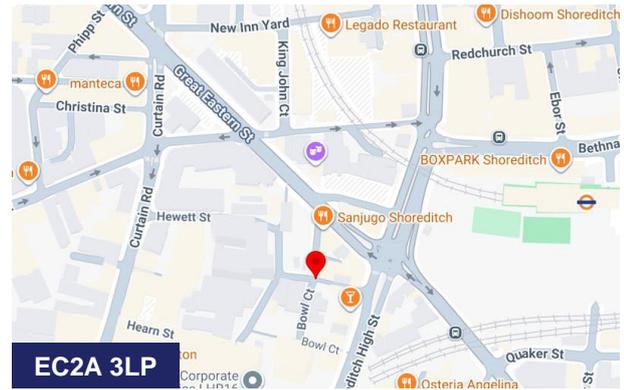
The Valuation Office Agency website lists the April 2026 Rateable Value of the premises at £29,000. Notional Rates Payable for 1st April 2026 to 31st March 2027 are estimated at £12,528 before any applicable Reliefs are applied. Interested parties are advised to seek confirmation from the London Borough of Hackney.

Service Charge

Estimated at £5,763 (+VAT) for the current year including the servicing and maintenance of the comfort cooling / heating systems.

Building Insurance

Estimated at £406 (+VAT) for the current year.



Viewing & Further Information



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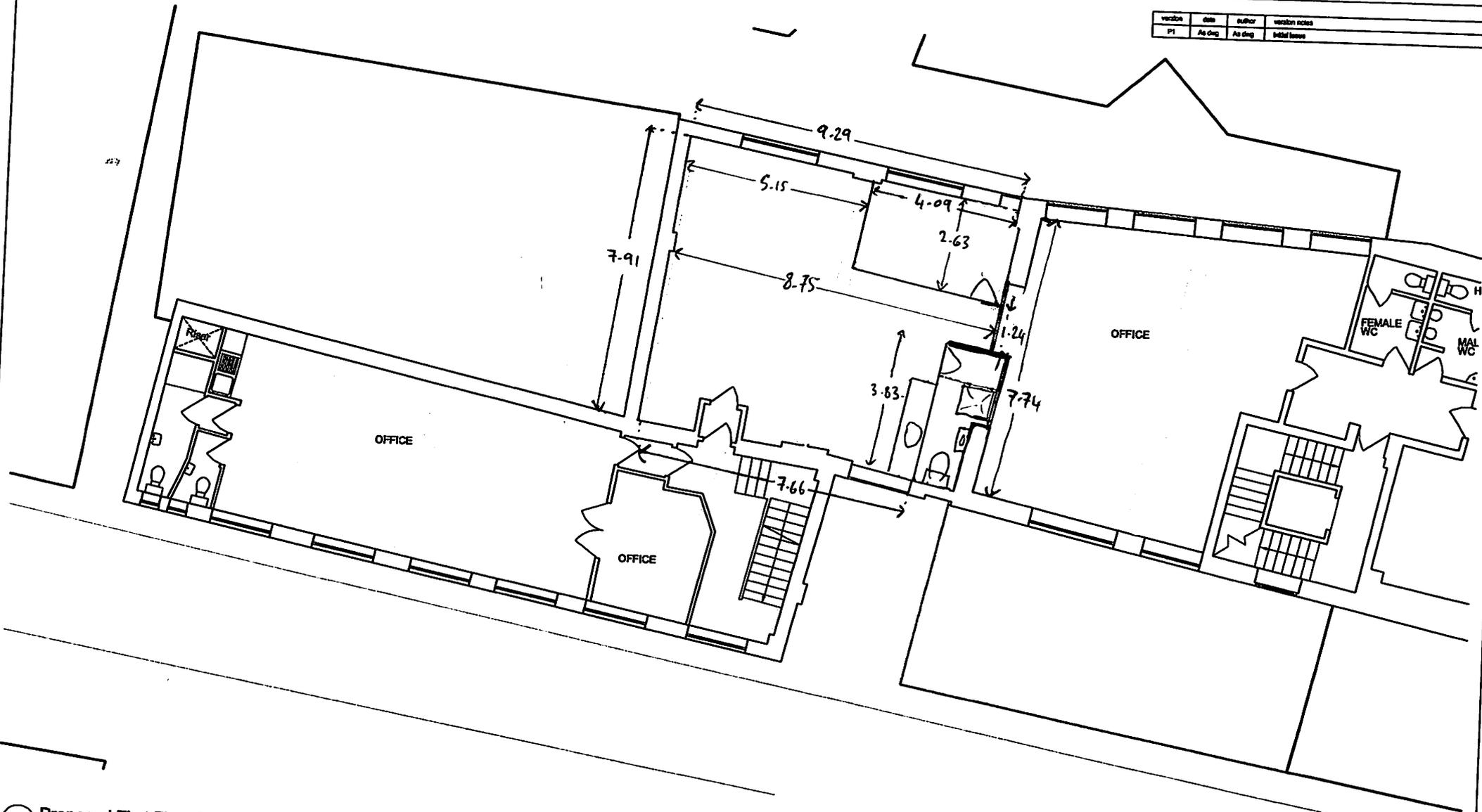


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LION HOUSE, 3 PLOUGH YARD - FIRST FLOOR REAR - INDICATIVE PLAN

version	date	author	version notes
P1	As dwg	As dwg	initial issue



01 Proposed First Floor Plan
Scale 1:100



PLANNING



Lion House, 3 Plough Yard, EC2

Proposed First Floor Plan

1:100 @ A3 03.06.19 HC

1188-D2-101 P1

DO NOT SCALE FROM THIS DRAWING | Validity of drawings as per
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