



CENTRAL SHOREDITCH STUDIO FOR RENT

## Electra House

First Floor, 95a Rivington Street, Shoreditch, London, EC2A 3AY

**Self contained bright and airy studio workshop with open Class E use located in the heart of Shoreditch**

**426 sq ft**  
(39.58 sq m)

- Great location on Rivington Street
- Self-contained with private W.C. and tea-point
- Potential to install shower
- Available on flexible terms

# Electra House, First Floor, 95a Rivington Street, Shoreditch, London, EC2A 3AY

## Summary

<b>Available Size</b>	426 sq ft
<b>Rent</b>	£19,000 per annum +VAT
<b>Rates Payable</b>	£8,208 per annum Reliefs may be available.
<b>Rateable Value</b>	£19,000
<b>Service Charge</b>	£1,000 per annum inclusive of buildings insurance
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C (71)

## Description

The unit occupies the first floor of a converted former furniture making warehouse. The unit benefits from opening windows and warehouse style doors to the front and a further window to the rear. The mostly open plan space has good ceiling height and is simply decorated with some exposed brickwork to the main wall. The unit has a private toilet and kitchen units and there seems to be potential for a shower to be installed also.

## 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 within easy walking distance are Old Street, Shoreditch High Street and Liverpool Street.

## Accommodation

Name	sq ft	sq m	Availability
1st	426	39.58	Available

## Terms

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

## Initial Rent

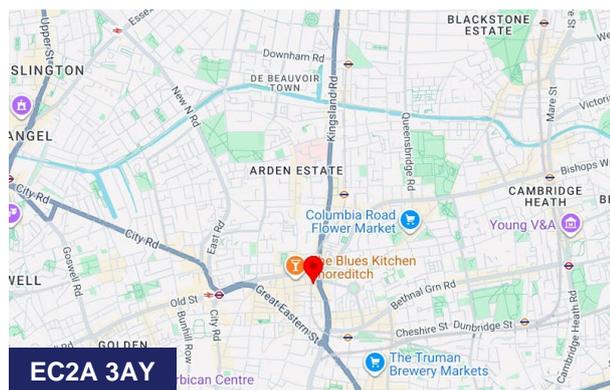
£19,000 per annum exclusive (+VAT).

## Business Rates

The Valuation Office Agency lists the 2026 Rateable Value as £19,000. Notional Rates Payable for the year 1st April 2026 to 31st March 2027 are estimated at £8,208. The incoming Tenant may benefit from Transitional Relief or Supporting Small Business Relief which could reduce the amount payable. Interested parties are advised to seek their own confirmation from the London Borough of Hackney.

## Service Charge

Estimated at £1,000 (+VAT) inclusive of Buildings Insurance contribution.



## Viewing & Further Information



### Michael Newell

02077499476 | 07798764076  
michael@dominion.london



### Sandy Newell

02077499472 | 07966455636  
sandy@dominion.london