



63 Rivington Street

Shoreditch, London, EC2A 3QQ

Prominent self contained Prime Shoreditch Class E unit For Sale

1,036 sq ft
(96.25 sq m)

- Corner frontage of Rivington Street and Curtain Road
- Great floor to ceiling height
- Great natural light
- Opportunity to create shopfront
- Exposed brickwork
- Wooden floors
- Self-contained
- Suitable for Office / Showroom / Retail / Leisure / Medical / Fitness

63 Rivington Street, Shoreditch, London, EC2A 3QQ

Summary

Available Size	1,036 sq ft
Price	Offers from £595,000
Rates Payable	£12,204 per annum based on 2026 valuation
Rateable Value	£28,250
Service Charge	Ad-hoc
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)

Description

The available unit offers a self-contained lock-up space entranced from Rivington Street in this sympathetically refurbished Victoria Warehouse building. The space is currently configured with office areas at mezzanine and lower ground levels accessed from the ground floor entrance area and both benefit from great natural light. The property also benefits from a tea-point and a separate W.Cs and storage in the basement area. Further low-height storage is available beneath the entire lower ground floor office area. It may be possible to create 'shopfronts' from the existing windows to Rivington Street and Curtain Road and adjust the floor levels to suit more retail users.

Location

The property is located on Rivington Street on the prominent corner with Curtain Road, at the heart of the Shoreditch Triangle. On this section of the street we have Cafe 44, Ruffians, Sunnysiders. There are plenty of other retail outlets within metres of those junctions, including Carhartt, Pret, Oliver Spencer, Sneakers n Stuff, Tala, Toast and Mandarin Stone and numerous leisure operators and hotels close by. Transport options within easy walking distance include Old Street Station, Liverpool Street Station and Shoreditch High Street Station.

Accommodation

Name	sq ft	sq m	Availability
Mezzanine - plus ground entrance	404	37.53	Available
Lower Ground - plus basement	632	58.71	Available
Total	1,036	96.24	

Terms

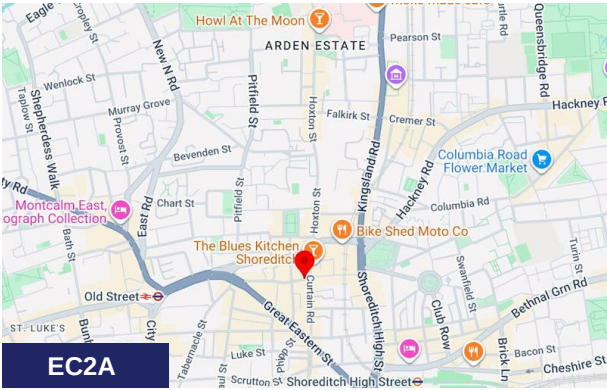
The existing long leasehold interest is available with circa 94 years remaining along with a share in the freehold company.

Price

Offers from £595,000 (NO VAT).

Business Rates

The Valuation Office Agency website lists the April 2026 Rateable Value at £28,250. Rates Payable for 1st April 2026 to 31st March 2027 are notionally estimated at £12,204 before any applicable reliefs. Interested parties are advised to seek their own confirmation from London Borough of Hackney.



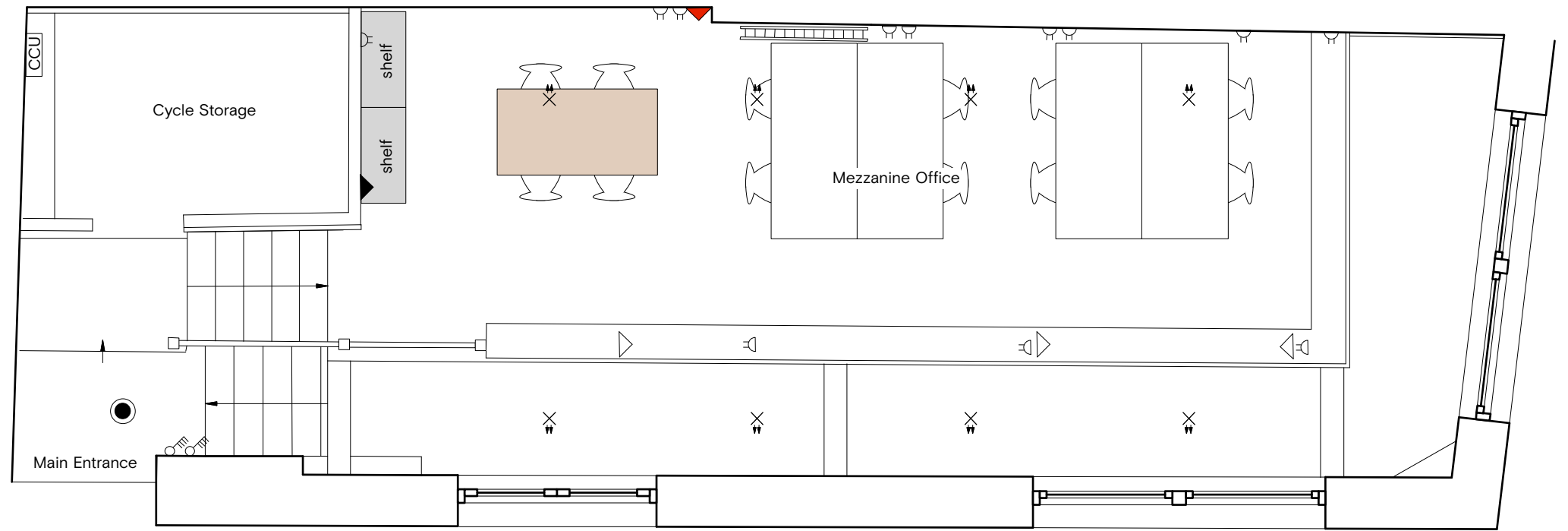
Viewing & Further Information



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The floor plan of the Lower Ground Office includes the following areas and features:

- Storage CPD:** Located at the top left, containing five shelves.
- WC:** Two restrooms, one below the Storage CPD and another to its right.
- Boiler CPD:** A room at the bottom left.
- Kitchenette:** A small kitchen area at the bottom center.
- Library:** A large open area at the top center, containing a long table with eight chairs (four on each long side) and a bookshelf.
- Access to storage under:** A dashed line indicates access to storage under the Library area.
- Lower Ground Office:** A large rectangular area on the right side, divided into a grid of smaller rooms.
- Entrance:** A set of stairs leading up from the bottom center.
- Windows:** Indicated by small circles along the top and bottom walls.
- Doors:** Various door symbols are shown throughout the plan.

A stepped profile diagram consisting of three steps. The first step has a horizontal length of 1m. The third step has a vertical height of 5m.