



The Pump House, Second Floor

10 Chapel Place, Old Street, Shoreditch, EC2A 3DQ

Open-plan office space with mezzanine floor To Let in the heart of Shoreditch.

1,180 sq ft
(109.63 sq m)

- Integrated Mezzanine Level
- Natural Light
- Secure Communal Courtyard
- Available Now
- Private Meeting Rooms
- High Ceiling

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Summary

Available Size	1,180 sq ft
Rent	£40,000 per annum
Rates Payable	£12,475 per annum
Rateable Value	£25,000
Service Charge	£5,900 per annum VAT applicable to the service charge. Includes security, security man, water rates, court yard maintenance, communal maintenance and communal cleaning.
VAT	Not applicable
EPC Rating	C (56)

Description

The accommodation is located on the second floor of a multi occupied building which benefits from a secure communal courtyard. The office has an open plan layout with two internal meeting rooms, intercom system, kitchen, shared WC and a 3m ceiling height. The property features a mezzanine floor.

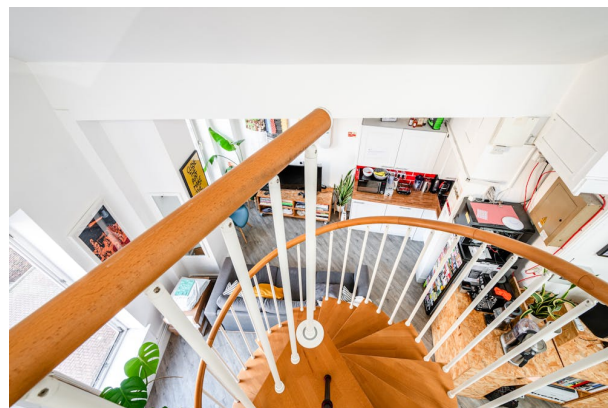
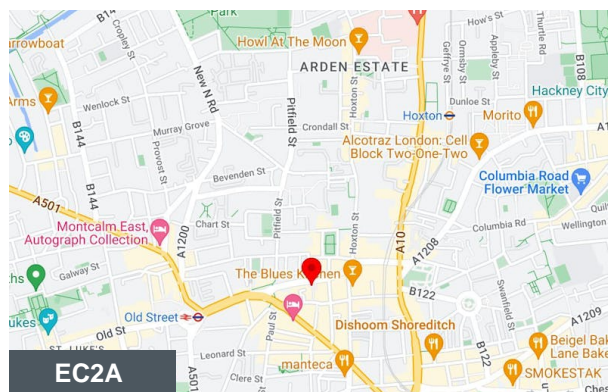
Location

Chapel Place is a gated office building within the heart of Shoreditch and surrounded by many popular restaurants, bars, and retail shops. The building can be accessed via Rivington Street and Old Street, and just 5 minutes walk from Old Street Underground Station and within 10 minutes walk of Liverpool Street and Shoreditch High Street Overground Station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total month	Total year
2nd	1,180	109.63	£40,000 /annum	£12,475 /annum	£5,900 /annum	£4,864.58	£58,375
Total	1,180	109.63				£4,864.58	£58,375

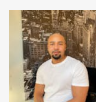


Viewing & Further Information



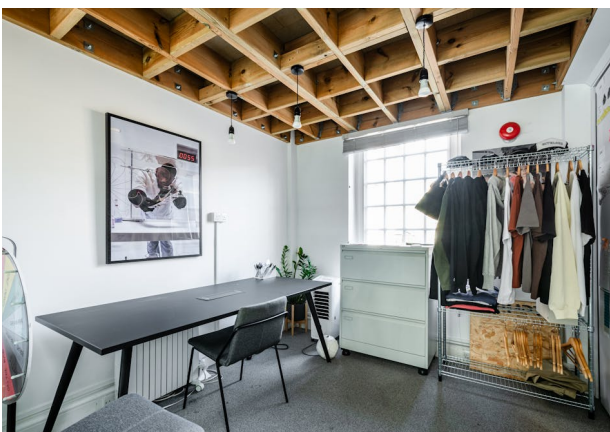
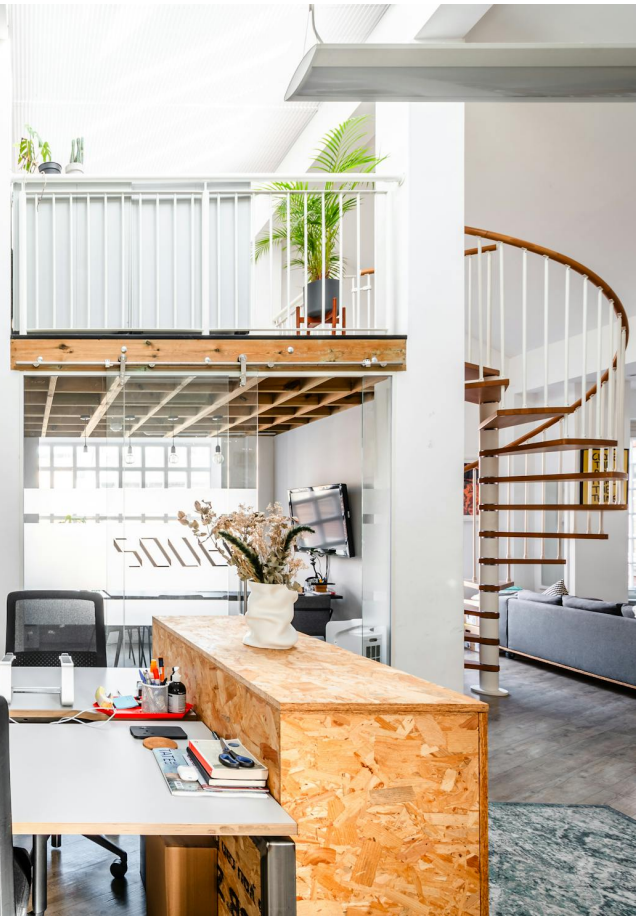
George Sarantis

020 7613 4044 | 0731 1077 549
george@fyfemcdade.com



Quba Medford

020 7613 4044 | 07912883110
quba@fyfemcdade.com



Energy performance certificate (EPC)

Second Floor Pump House 10 Chapel Place LONDON EC2A 3DQ	Energy rating C	Valid until: 23 February 2036
		Certificate number: 6057-5499-6395-5352-4268

Property type	Offices and Workshop Businesses
Total floor area	80 square metres

Rules on letting this property

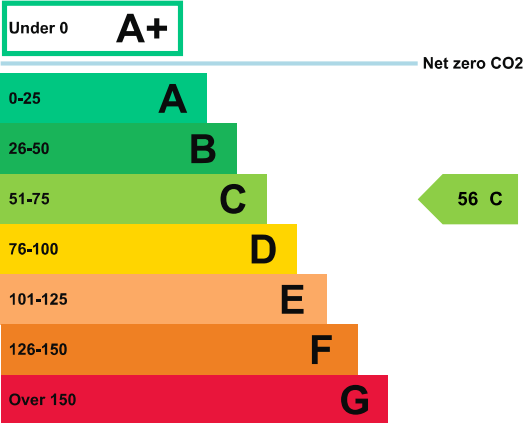
Properties can be let if they have an energy rating from A+ to E.

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	0 A
If typical of the existing stock	0 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	21.16
Primary energy use (kWh/m ² per year)	219

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0035-3018-9846-7347-6301\)](/energy-certificate/0035-3018-9846-7347-6301).

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	Charles Barr
Telephone	02084687583
Email	chas@hapticepc.com

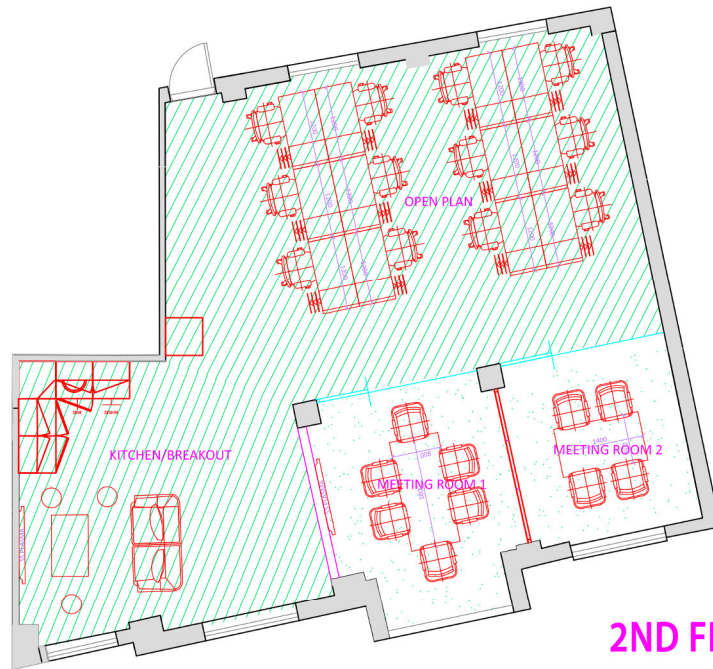
Contacting the accreditation scheme

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/027468
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Haptic EPC Ltd
Employer address	21-27 Lamb's Conduit Street, London, WC1N 3GS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 February 2026
Date of certificate	24 February 2026



2ND FLOOR



Furniture Existing



Furniture Relocated



Furniture New



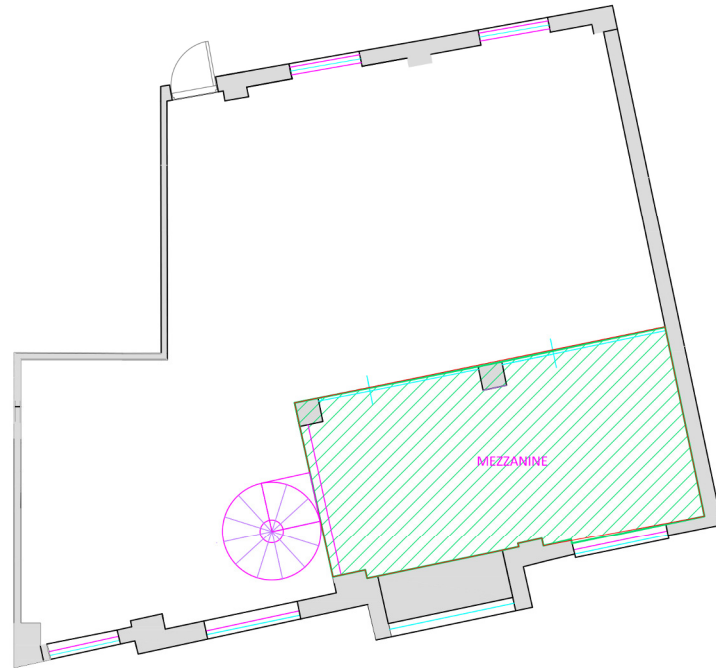
CORE WALLS



SINGLE SKINNED PARTITION WALL WITH ROCKWOOL INSULATION



10mm SILICONE BONDED GLASS WITH DDA MANIFESTATION



Furniture Existing



Furniture Relocated



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