

Cosmopolitan House, 2 Phipp Street, Shoreditch, EC2A 4BP

FOR SALE

Office / Showroom

8,299 sq ft / 771 sq m

£2,950,000

Rare self-contained Shoreditch purchase opportunity suitable for a variety of uses



- Self-contained space across ground and lower ground
- Extensive frontage onto Phipp Street and multiple entrances
- Air conditioning and air handling
- c. 983 years unexpired long leasehold interest
- 3 x kitchenettes, 7 x WCs & shower facilities
- 8 person passenger lift & shared cycle storage
- Security shutters and alarms
- Fibre connectivity

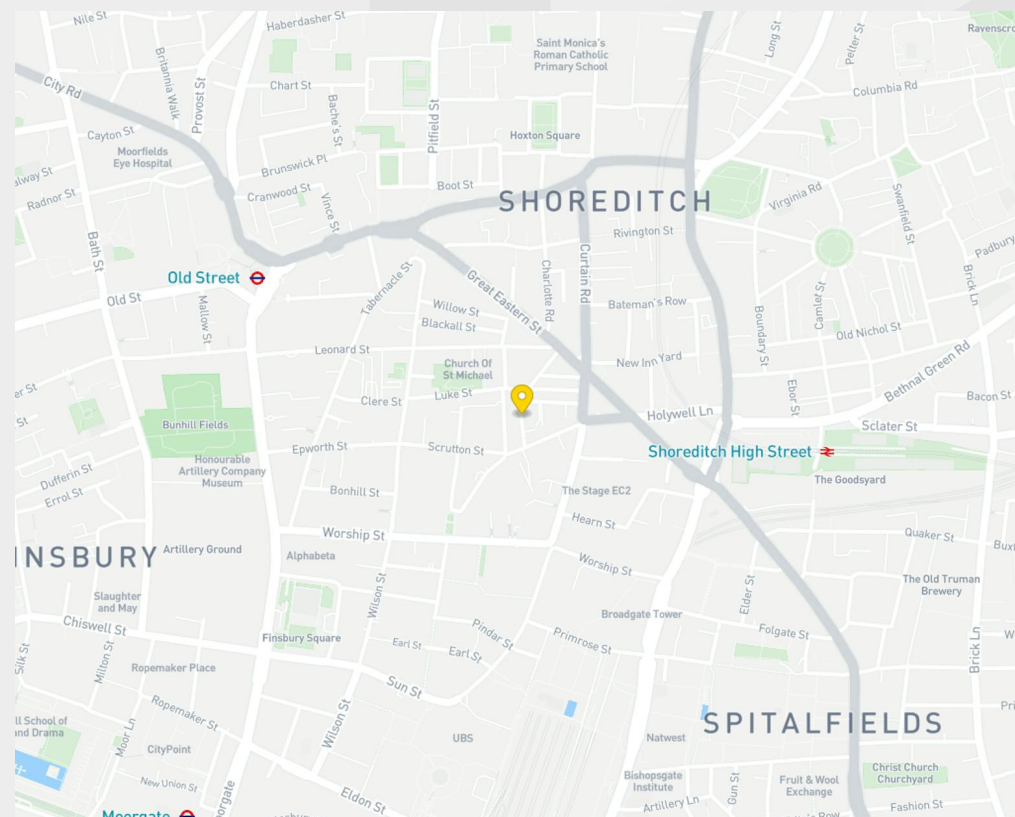


Description

Cosmopolitan House is a modern mixed-use building with prominent ground floor frontage onto Phipp Street. The self-contained ground and lower ground floors provide fitted workspace with good natural daylight and a small (c. 300 sq. ft.) decked terrace.

Location

Situated on Phipp Street which is a quiet street in the heart of Shoreditch where there is a huge selection of cafes, bars, restaurants and hotels on the doorstep. Mark Street Gardens and Hoxton Square are also nearby, providing green space options for the workforce to enjoy. The area benefits from excellent public transport links. Liverpool Street Station (serving the Metropolitan, Hammersmith & City, Circle, Central lines, Overground, and National Rail) is just a 7-minute walk away. Moorgate Station (Metropolitan, Hammersmith & City, Northern lines, and National Rail) is a 10-minute walk, while Shoreditch High Street Overground station is only 5 minutes away on foot.



Accommodation / Availability

Unit	Sq ft	Sq m	Price	Rates Payable (sq ft)	Service charge	Availability
Ground	4,370	405.99	-	On Application	On Application	Available
Lower Ground	3,929	365.02	-	On Application	On Application	Available
Unit - Total	8,299	771	£2,950,000	£13.93	£5.10 /sq ft	Available

Tenure

Long Leasehold

EPC

C

VAT

Applicable

Configuration

Fitted

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Further Information

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