



Third Floor

27 Phipp Street, Shoreditch, EC2A 4PN

**1,615 Sq. Ft. Refurbished
Third Floor Office Space
Located in the Heart of
Shoreditch**

1,615 sq ft
(150.04 sq m)

- Lift Access
- W.C. X2
- Kitchen
- Air Con
- Excellent Natural Light

Third Floor, 27 Phipp Street, Shoreditch, EC2A 4PN

Summary

Available Size	1,615 sq ft
Rent	£68,637.50 per annum
Rates Payable	£20,459 per annum
Rateable Value	£41,000
Service Charge	£4,505.85 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (99)

Description

1,615 sq. ft. unit within a Victorian warehouse building situated moments from Old Street Station. The Building boasts heaps of character and charm. As the building is located on the corner of Great Eastern Street and Phipp Street, each floor benefits from dual aspect windows creating a bright and spacious working space. The First and Third floor are currently fitted out to a modern spec, however the second floor is in need of refurbishments.

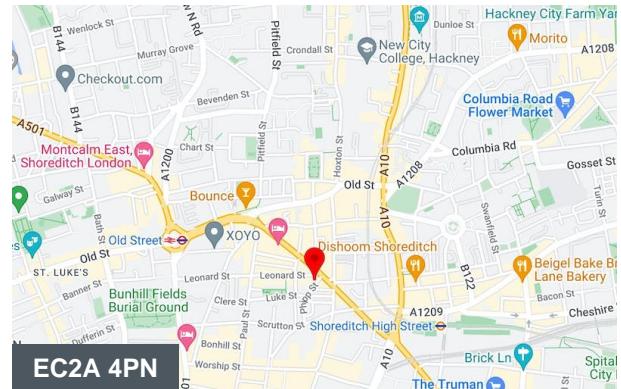
Location

Local amenities include Hoxton Hotel and Restaurant, The Merchants Tavern, Princes Trust Building, Hoxton Square and Shoreditch High Street offering a diverse mix of cafes, bars, restaurants, art galleries, boutiques and independent retailers. The area is well served by public transport with Old Street tube station only a few minutes away, whilst Liverpool Street, Moorgate and Shoreditch High Street are all within walking distance.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Rent	Rates Payable	Service Charge	Total /month	Total /year
3rd	1,615	150.04	£68,637.50 per annum	£20,992 /annum	£2.95 /sq ft	£7,866.40	£94,396.75
Total	1,615	150.04				£7,866.40	£94,396.75



Viewing & Further Information



Jack Lyons

020 7613 4044 | 07794 202 220
Jack@fyemcdade.com

Energy Performance Certificate

Non-Domestic Building



HM Government

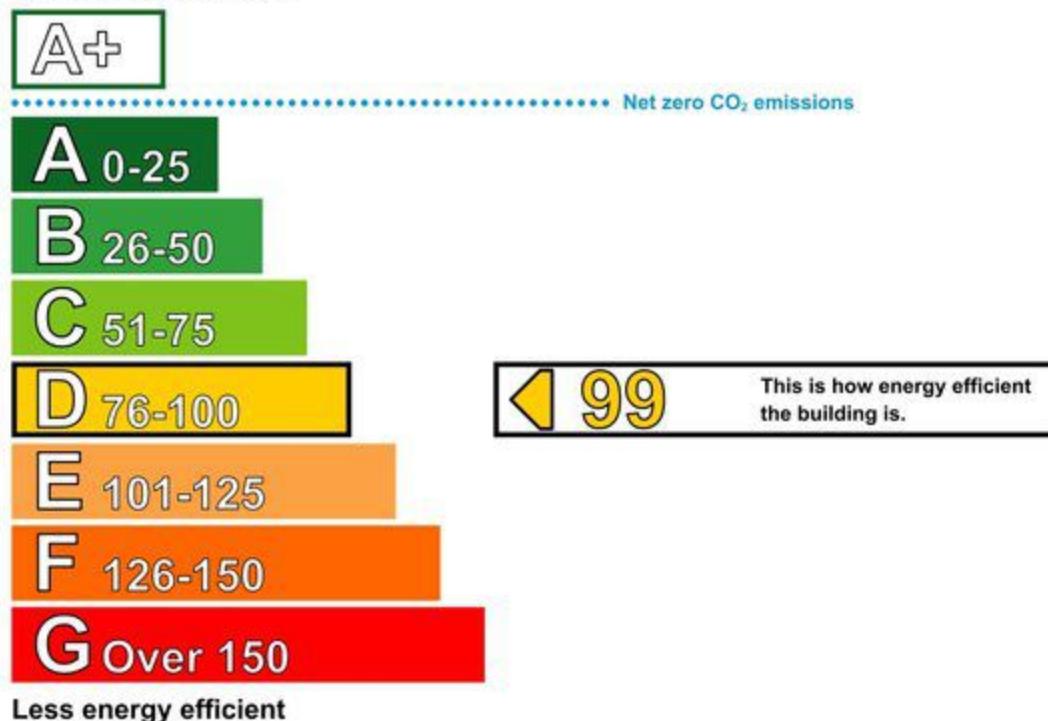
THIRD FLOOR
27 Phipp Street
LONDON
EC2A 4NP

Certificate Reference Number:
0950-9905-0368-0421-4024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 201
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 78.73
Primary energy use (kWh/m² per year): 464.48

Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

76

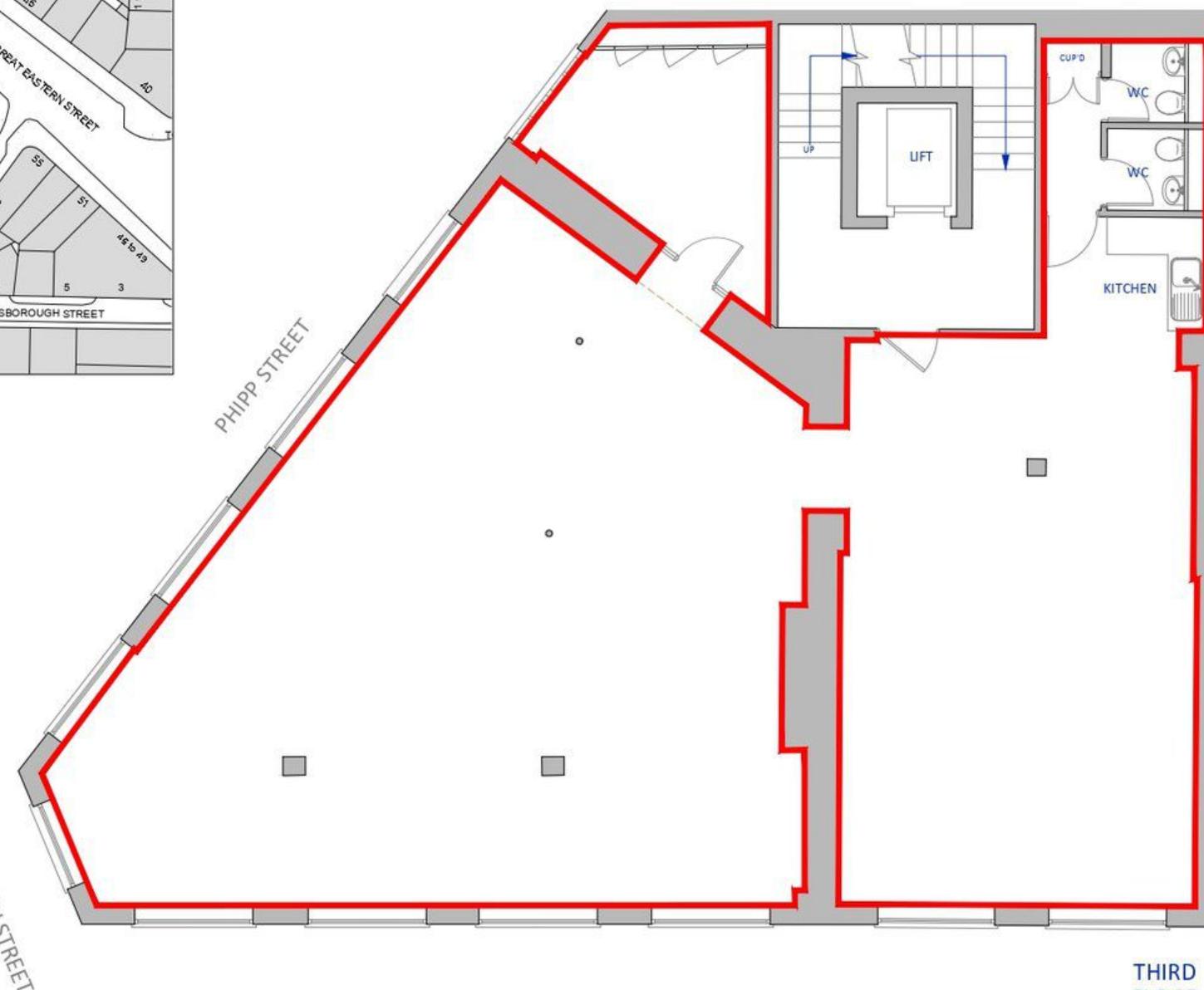
If typical of the existing stock

LOCATION PLAN
SCALE 1:1250



PLEASE NOTE - ALL PLANS TO BE PRINTED 'AS IN DOCUMENT' NOT BIULANGED OR SHRUNK OR SHRUNK TO FIT PAGE

SCALE
0 1m 2m 3m 4m



PLEASE NOTE - THIS DRAWING HAS BEEN PRODUCED FOR LAND REGISTRATION PURPOSES ONLY.

client	THE MAX BARREY ESTATE	address	57 GREAT EASTERN STREET LONDON EC2A 3QD	location	THIRD FLOOR LEASE PLAN	date	07.12.2020	scale	1:100	sheet	A4
						dwg no.	PL13320-03	revision	AA	drawn	checked EJ

 **Plan London**
Plan London Ltd | 15 David's Road | London | SE23 3EP
0845 3363796 | enquiries@plan-london.co.uk | www.plan-london.co.uk