



## **Phipp Street, EC2A Shoreditch**

**£1,850.96 pw**



- Newly Refurbished
- Meeting Room
- Two W/C's
- Prime Shoreditch Location
- Secondary Glazing
- New Comfort Cooling / Heating
- Passenger Lift
- 3rd Floor
- New LED Lighting
- Kitchen

A newly refurbished self-contained office unit on the 3rd floor of this Victorian warehouse building. The building is located on the corner of Great Eastern Street, Phipp Street and Leonard street, boasting great natural light from its dual aspect. The property benefits from air-con, timber floors and lift access. Accommodation 3rd floor- 2045 sq ft (190.0 sq m) Rent £96,250 pa (£47 per sq ft) Service Charge £7,875 per annum plus VAT £4.50 per sq. ft. approx. Rates Approx £14,717.83 per annum £8.41 per sq. ft. Interested parties must satisfy themselves to the accuracy of these figures. Location A few minutes walk from Old Street, Liverpool Street and Shoreditch High Street stations



To arrange a viewing for this property please call us on: **020 7261 1103**

**A:** 54 Southwark Bridge Road, London, SE1 0AR **T:** 020 7261 1103 **F:** 020 7401 2007 **W:**

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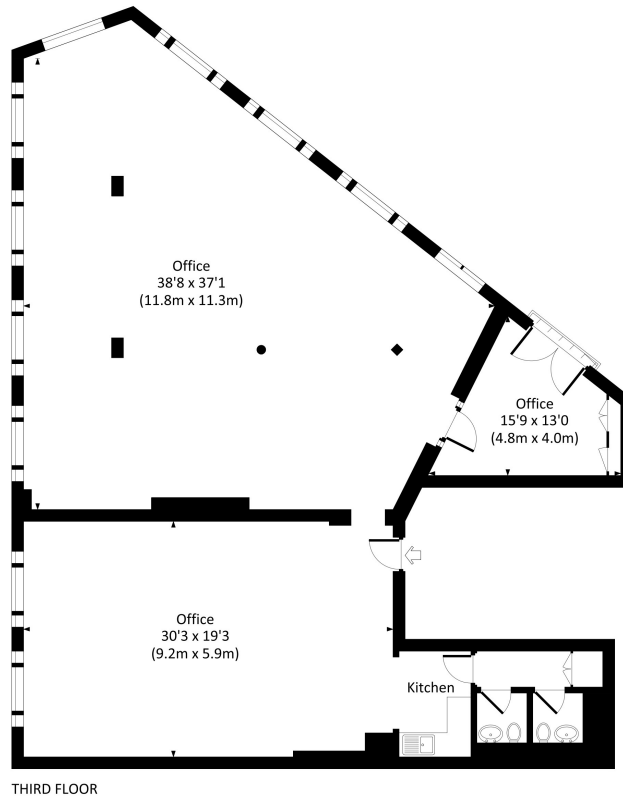
**Property images:**



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## Floor Plans



### PHIPP STREET, EC2

Approx. gross internal area  
2045 Sq Ft. / 190.0 Sq M.



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## Location



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## Important Notice

These details have been prepared and issued in good faith and do not constitute representations of fact or form of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or otherwise relevant consent has been obtained.

Floor plan - All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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