

27 Phipp Street Shoreditch, London, EC2A 4NP



BRAND NEW REFURBISHED FLOOR TO LET | 1,750 sq ft



Location

The building is located in the heart of Shoreditch, at the northern end of Phipp Street, at its junction with Great Eastern Street and Leonard Street.

Transport links are good, with Old Street, Shoreditch High Street and Liverpool Street stations are all close by.

Floor Areas

Floor	sq ft	sq m
3rd Floor (approx.)	1,750	163
TOTAL (approx.)	1,750	163

*Measurement in terms of NIA

Description

The 3rd floor benefits from lots of natural light due to the dual aspect of this building and has recently been comprehensively refurbished. The refurbishment included new engineered wood flooring, new WCs and kitchen, new LED lighting and new comfort cooling/heating.

Jason Hanley, Partner

📞 020 7025 1391

Georgia Mason, Agency Surveyor

📞 020 7025 8945

Joint Agents: Dominion – 0207 7298228

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract April 2018

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

27 Phipp Street Shoreditch, London, EC2A 4NP



BRAND NEW REFURBISHED FLOOR TO LET | 1,750 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease is available directly from the landlord
Rent:	£96,250 pax (£55.00 psf pax)
Rates:	Estimated £12.50 psf pa (2018/2019)
Service Charge:	Approx. £7,875 pa
EPC Rating:	TBC

Amenities

- Passenger lift
- Kitchen
- Demised WCs
- Comfort cooling
- 24/7 access

Jason Hanley, Partner

📞 020 7025 1391

✉️ jhanley@monmouthdean.com

Joint Agents: Dominion – 0207 7298228

Georgia Mason, Agency Surveyor

📞 020 7025 8945

✉️ gmason@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract April 2018