27 Phipp Street
Shoreditch, London, EC2A 4NP

OFFICE TO LET | 1,750 sq ft

Monmouth Dean

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 is due to be comprehensively refurbished. The refurbishment will include new engineered wood flooring, new WCs and kitchen, new LED lighting and new comfort cooling/heating.

Matthew Hall, Partner
020 7025 1398

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 September 2017

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Terms

Tenure:	Leasehold
Lease:	A new lease is available directly from the landlord
Rent:	£96,250 pax (£55.00 psf pax)
Rates:	Estimated £14,717 psf pa (2017/18)
Service Charge:	Approx. £7,875 pa

Amenities

- **Passenger lift**
- **Kitchenette**
- **Demised WCs**
- **Comfort cooling**
- **24/7 access**

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RICS

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