

PRICE REDUCTION



27 PHIPP STREET

Shoreditch, London EC2A 4NP

LEASE TERM

Available by way of new lease directly from the Landlord.

DESCRIPTION

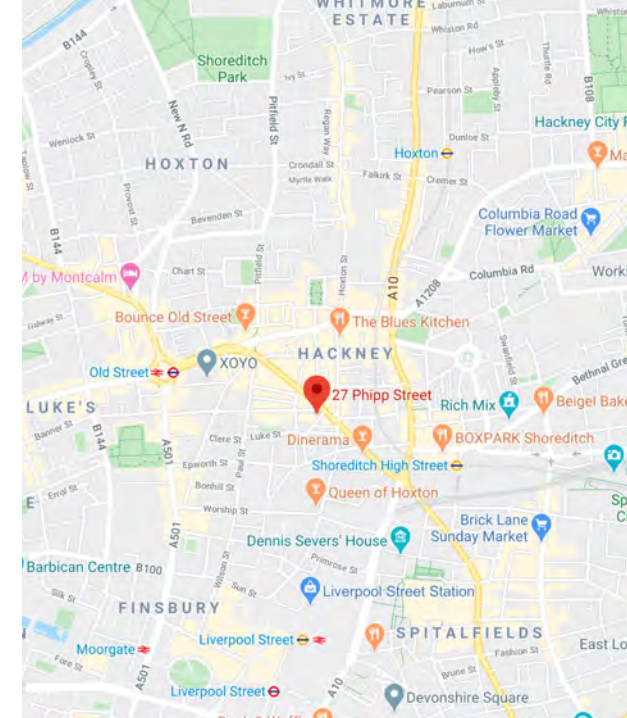
This contemporary office suite is located in a former Victorian warehouse building situated in the heart of Shoreditch. The suite is entirely open plan and benefits from excellent natural light, exposed brick wall, wooden floors and a meeting room. The 3rd floor is newly refurbished and benefits from demised WC's, a fitted kitchenette and stunning dual aspect views of the surrounding area.

AMENITIES

- Fibre
- Plug & Play
- Fully fitted
- Perimeter trunking
- Air conditioning
- Demised WCs
- Newly refurbished
- LED lighting
- Wooden Flooring
- Fitted Kitchenette
- Passenger Lift
- 24 Hour Access
- EPC - D (77)

AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1st	1,738	£37.50	£15.10	£2.79	£95,747	Under offer
3rd	1,615	£37.50	£16.25	£2.79	£91,312	Available



CONTACT

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