

## TO LET

Pump House, Chapel Place, EC2, 10 Chapel Place, London, EC2A 3DQ

1,180 sq ft

Characterful office building for let located in the iconic Shoreditch Triangle





## Description

10 Chapel place is situated in the sought after and vibrate Shoreditch Triangle just off Old street and accessed from Rivington street. This characterful building is home a creative community of office suites. A security guard is employed during the day to look after the estate and direct visitors.

The top floor enjoys great natural light and good ceiling height with opening windows to two aspects and the second floor also enjoys a superb, vaulted ceiling which is partially glazed and also benefits form a mezzanine level. There is current four toilets spread over the floors and accessed from the shared stair.

## Location

Chapel Place is an attractive private courtyard development accessed from Rivington Street and Old Street, within the vibrant 'Shoreditch Triangle'. This busy mixed-used area is occupied by many thriving businesses and is well served by many shops, eateries, bars and amenities.

# Key points

- Top floor benefiting from vaulted ceiling
- Secure communal courtyard
- Ground to second floor
- Good ceiling heigh

- Fantastic natural light
- Available Immediately
- New lease



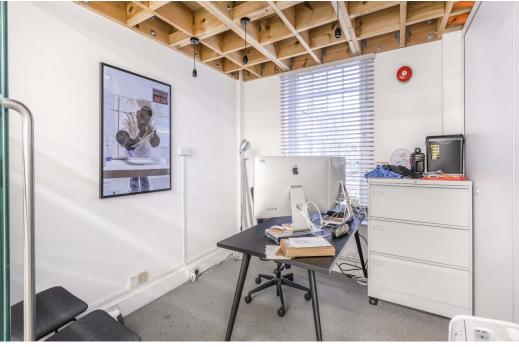


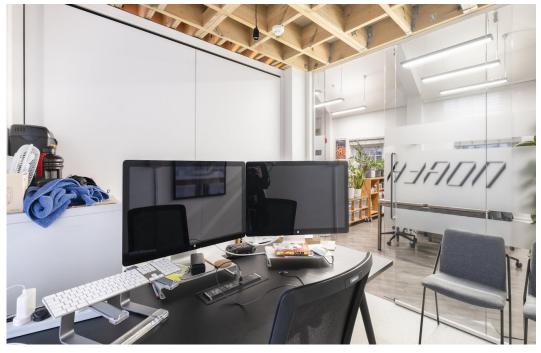
#### Pump House, Chapel Place, EC2, 10 Chapel Place, London, EC2A 3DQ

stirlingackroyd.com









Pump House, Chapel Place, EC2, 10 Chapel Place, London, EC2A 3DQ

stirlingackroyd.com

### Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 per sq ft
Rates	£15 per sq ft
Service Charge	£5 per sq ft
VAT	On application
EPC	On application

# Viewing & Further Information



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com



Harry Clowser (Inactive) 020 3967 0103 07708499262 hclowser@stirlingackroyd.com



Lucy Stephens 020 3967 0103 lucys@stirlingackroyd.com

Theo Beckford 0203 911 3666 07584253887 Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 04/07/2024

#### Pump House, Chapel Place, EC2, 10 Chapel Place, London, EC2A 3DQ

### stirlingackroyd.com