



4th Floor

69-71 Great Eastern Street, Shoreditch, London, EC2A 3HU

**Bright & Open Plan Office
Space Available on Flexible
Terms In the Heart of
Shoreditch**

840 sq ft
(78.04 sq m)

- Open Plan
- Central Shoreditch Location
- Intercom System
- CCTV
- Air Conditioning

4th Floor, 69-71 Great Eastern Street, Shoreditch, London, EC2A 3HU

Summary

Available Size	840 sq ft
Rent	£33,600 Per annum
Rates Payable	£12,264.92 Per annum
Rateable Value	£24,579
Service Charge	£6,720 Per annum
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Attractive commercial space on the 4th floor of this well located building. The open plan studio workspace has excellent natural light from curved windows which creates a bright and spacious working environment. The space also features, a small separate office, air conditioning, spot lighting, a separate kitchen and shared toilets.

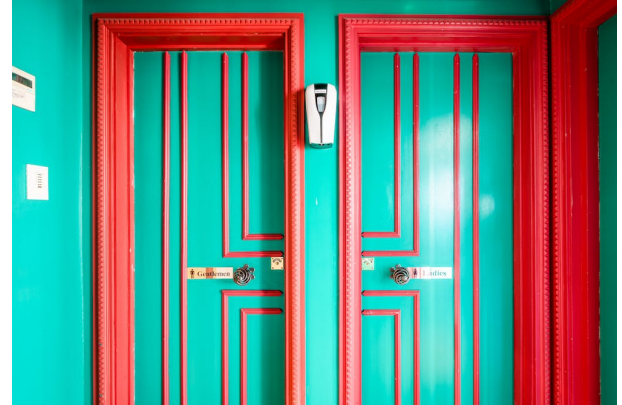
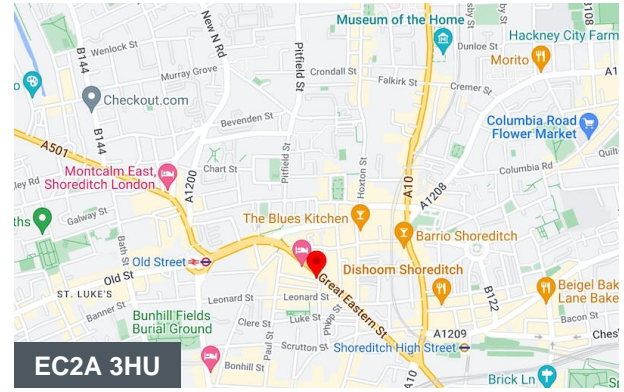
Location

Shoreditch is home to variety of occupiers making it an ideal location for many creative companies. Old Street Underground, Liverpool Street Station and Shoreditch High Street Overground are all a short walk away offering plenty of options for commuters providing swift access into the City and Central London.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Rates Payable	Service Charge	Total year	Availability
4th	840	78.04	£33,600 Per annum	£12.50 Per sq ft	£8 Per sq ft	£50,820	Available
Total	840	78.04				£50,820	



Viewing & Further Information



Jack Lyons

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Energy performance certificate (EPC) recommendation report

69-71 Great Eastern Street
Hackney
LONDON
EC2A 3HU

Report number
0208-0486-3396-2675-0000

Valid until
27 February 2033

Energy rating and EPC

This property's current energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add time control to heating system.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Consider installing building mounted wind turbine(s).	Low
Some windows have high U-values - consider installing secondary glazing.	Medium
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low

Property and report details

Report issued on	28 February 2023
Total useful floor area	673 square metres
Building environment	Mixed-mode with Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.01, SBEM, v6.1.b.0

Assessor's details

Assessor's name	Charles Barr
Telephone	02084687583
Email	chas@hapticepc.com
Employer's name	Haptic EPC Ltd
Employer's address	21-27 Lamb's Conduit Street, London, WC1N 3GS
Assessor ID	EES/027468
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Energy performance certificate (EPC)

69-71 Great Eastern Street
Hackney
LONDON
EC2A 3HU

Energy rating

B

Valid until: **27 February 2033**

Certificate number: 5817-2136-1702-8812-1811

Property type

Non-residential Institutions: Education

Total floor area

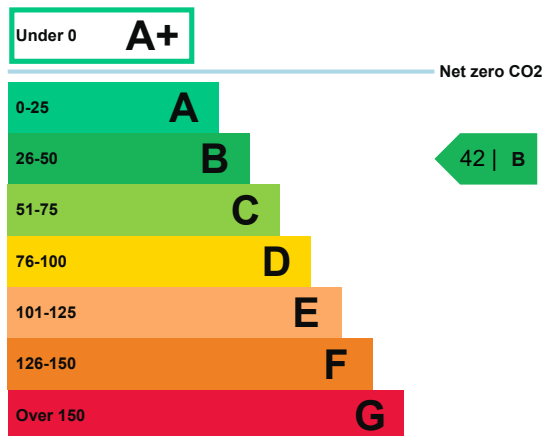
673 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

15 | A

If typical of the existing stock

58 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	11.3
Primary energy use (kWh/m ² per year)	120

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0208-0486-3396-2675-0000\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

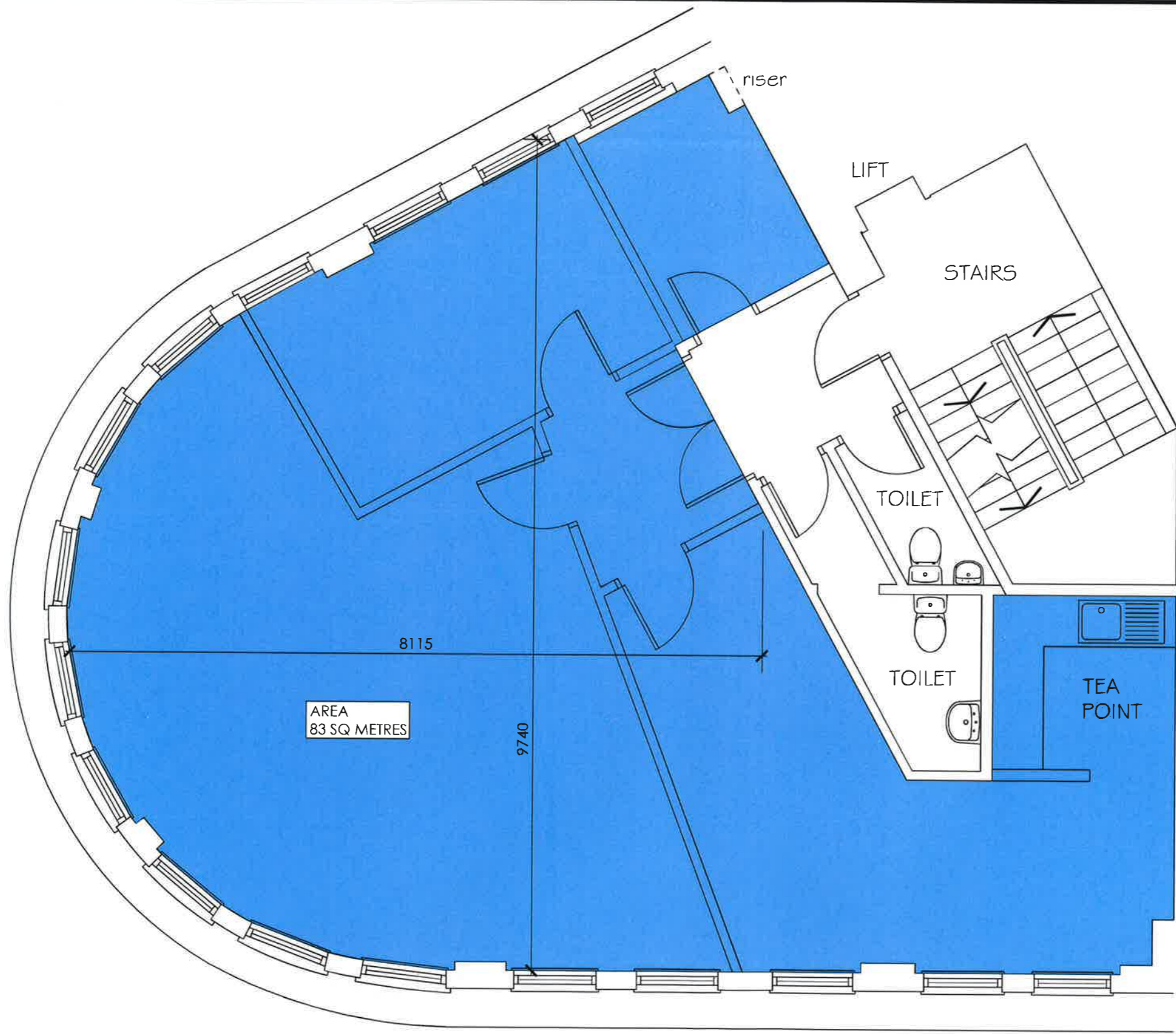
Assessor's name	Charles Barr
Telephone	02084687583
Email	chas@hapticepc.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/027468
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Haptic EPC Ltd
Employer address	21-27 Lamb's Conduit Street, London, WC1N 3GS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 February 2023
Date of certificate	28 February 2023



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CLIENT ECBM	PROJECT ADDRESS 69-71 GREAT EASTERN ST LONDON	DRAWING TITLE EXISTING LAYOUT 1 FOURTH FLOOR	DESIGNER:- SIGNED OFF BY	DATE	CAD MANAGER:- SIGNED OFF BY	DATE
			DESIGNER / DRAWN BY MS	SCALE 1:50@A3	AMENDED DATE 07.11.14	
			Project No. TBC	Building 	Floor 	Detail 4

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