



## The Pump House, Second Floor

10 Chapel Place, Old Street, Shoreditch, EC2A 3DQ

### Bright, Open Plan Office Space with Mezzanine Floor Located In Shoreditch

**1,180 sq ft**  
(109.63 sq m)

- Integrated Mezzanine Level
- Natural Light
- Secure Communal Courtyard
- Available Immediately
- Private Meeting Rooms
- High Ceiling
- Available End of May

# The Pump House, Second Floor, 10 Chapel Place, Old Street, Shoreditch, EC2A 3DQ

## Summary

Available Size	1,180 sq ft
Rent	£48,900.00 per annum
Rates Payable	£12,475 per annum
Rateable Value	£25,000
Service Charge	£5,900 per annum
VAT	Applicable
EPC Rating	D (88)

## Description

The accommodation is located on the second floor of a multi occupied building which benefits from a secure communal courtyard. The office has an open plan layout with two internal meeting rooms, intercom system, kitchen, shared WC and a 3m ceiling height. The property features a mezzanine floor.

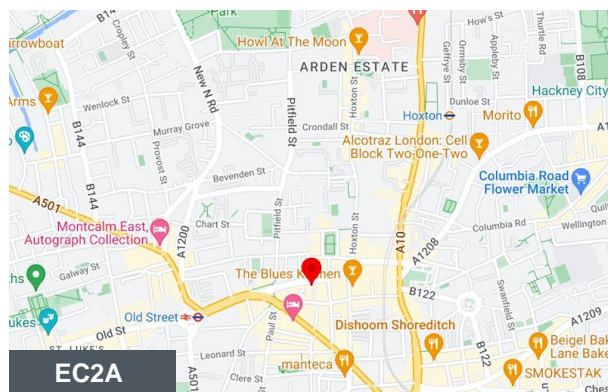
## Location

Chapel Place is a gated office building within the heart of Shoreditch and surrounded by many popular restaurants, bars, and retail shops. The building can be accessed via Rivington Street and Old Street, and just 5 minutes walk from Old Street Underground Station and within 10 minutes walk of Liverpool Street and Shoreditch High Street Overground Station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total month	Total year
2nd	1,180	109.63	£48,900 /annum	£12,475 /annum	£5,900 /annum	£5,606.25	£67,275
<b>Total</b>	<b>1,180</b>	<b>109.63</b>				<b>£5,606.25</b>	<b>£67,275</b>



## Viewing & Further Information



**George Sarantis**

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george@fyfemcdade.com

# Energy performance certificate (EPC)

2ND FLOOR Pump House 10 Chapel Place LONDON EC2A 3DQ	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>4 August 2025</b> <hr/> Certificate number: <b>9930-3056-0350-0403-9205</b>
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Property type	B1 Offices and Workshop businesses
Total floor area	98 square metres

## Rules on letting this property

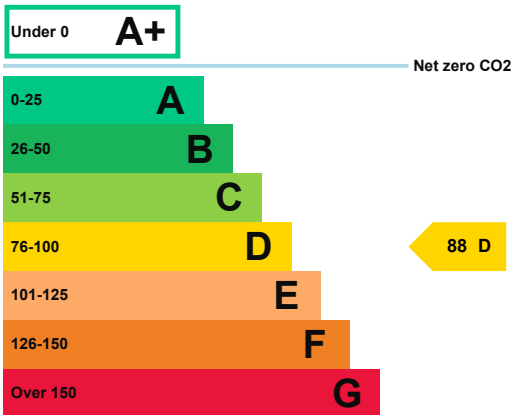
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 A

If typical of the existing stock

72 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	76.48

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0993-0445-3309-0506-2006\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Helen du Rose
Telephone	07525940888
Email	<a href="mailto:helendurose@me.com">helendurose@me.com</a>

### Contacting the accreditation scheme

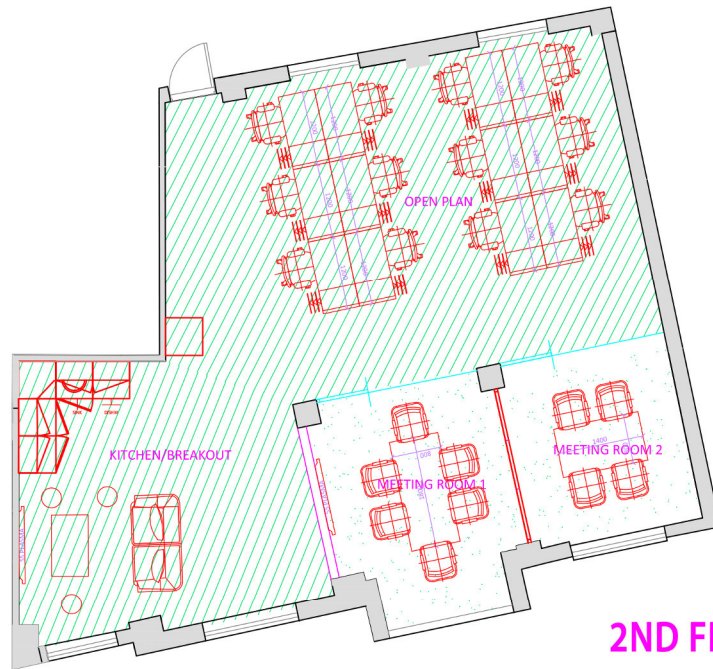
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID201637
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Helen du Rose
Employer address	82 Holbrook Road, Belper, DE56 1PB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 June 2015
Date of certificate	5 August 2015





2ND FLOOR



Furniture Existing



Furniture Relocated



Furniture New



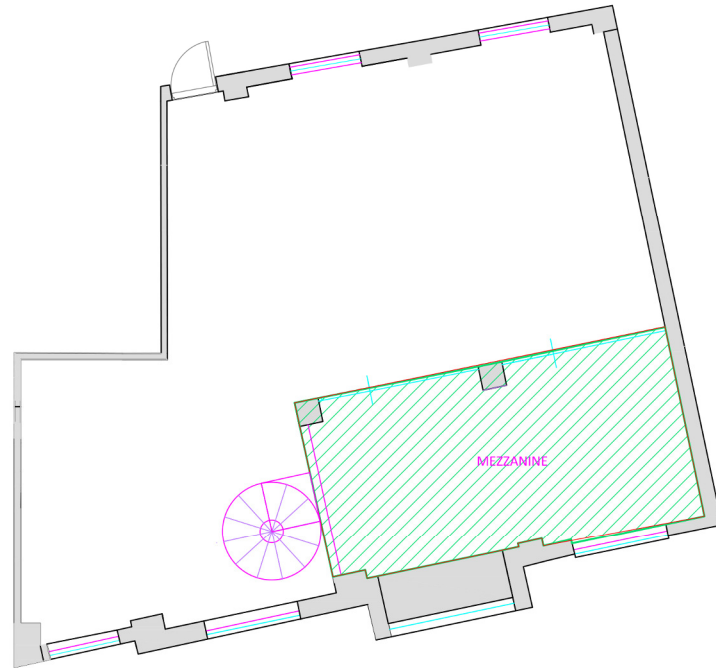
CORE WALLS



SINGLE SKINNED PARTITION WALL WITH ROCKWOOL INSULATION



10mm SILICONE BONDED GLASS WITH DDA MANIFESTATION



Furniture Existing



Furniture Relocated



Furniture New



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