



The Pump House, Second Floor

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

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 | £40,000 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.

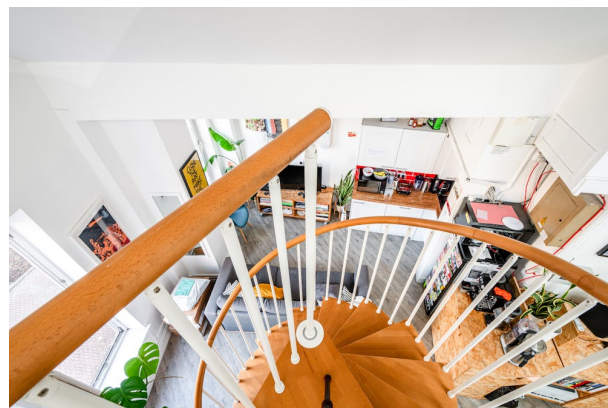
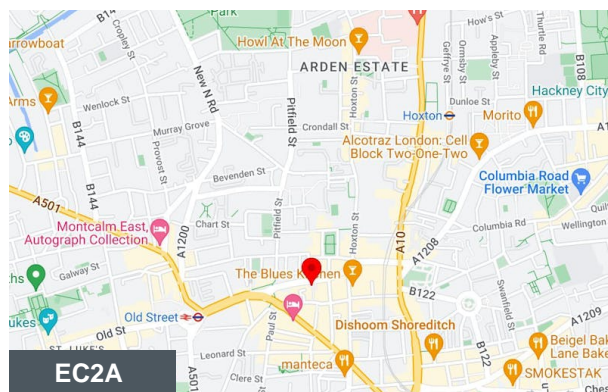
Location

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 Underground 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 | £40,000 /annum | £12,475 /annum | £5,900 /annum | £4,864.58 | £58,375 |
| Total | 1,180 | 109.63 | | | | £4,864.58 | £58,375 |



Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549
george@fyfemcdade.com



Quba Medford

020 7613 4044 | 07912883110
quba@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: 4 August 2025 <hr/> Certificate number: 9930-3056-0350-0403-9205 |
|--|--|--|

| | |
|------------------|------------------------------------|
| Property type | B1 Offices and Workshop businesses |
| Total floor area | 98 square metres |

Rules on letting this property

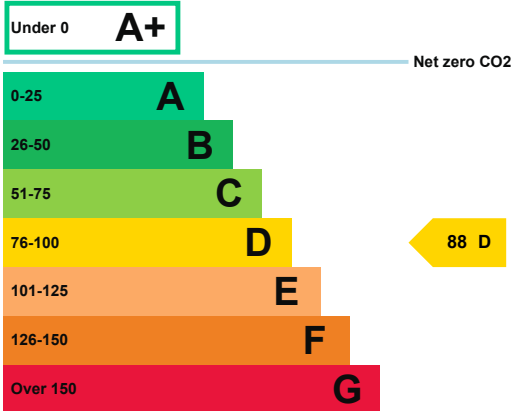
Properties can be let if they have an energy rating from A+ to E.

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 ₂ /m ² 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 | helendurose@me.com |

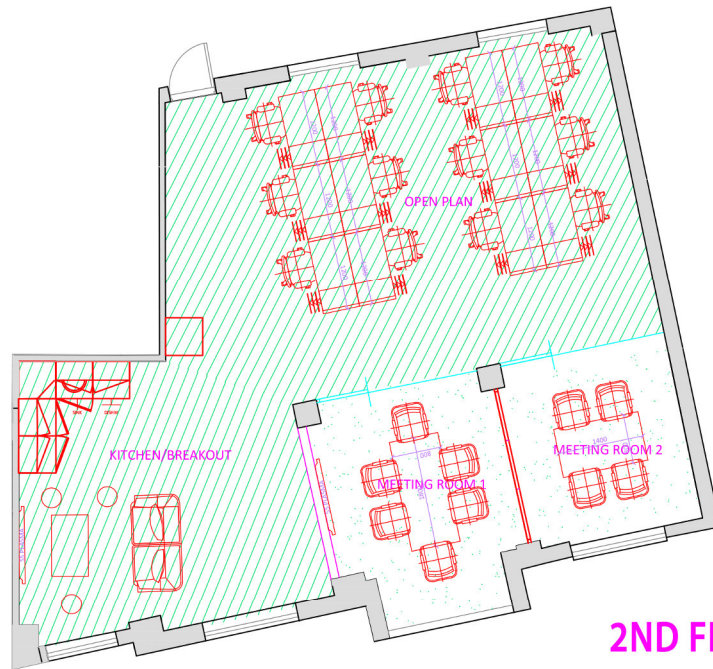
Contacting the accreditation scheme

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 | info@quidos.co.uk |

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



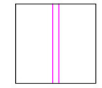
Furniture Relocated



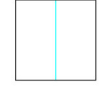
Furniture New



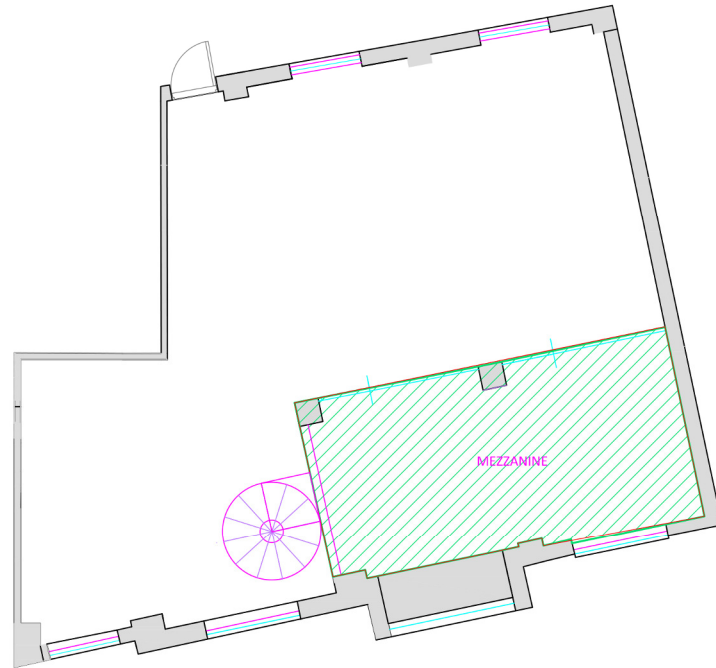
CORE WALLS



SINGLE SKINNED PARTITION WALL WITH ROCKWOOL INSULATION



10mm SILICONE BONDED GLASS WITH DDA MANIFESTATION



Furniture Existing



Furniture Relocated



Furniture New



CORE WALLS



SINGLE SKINNED
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