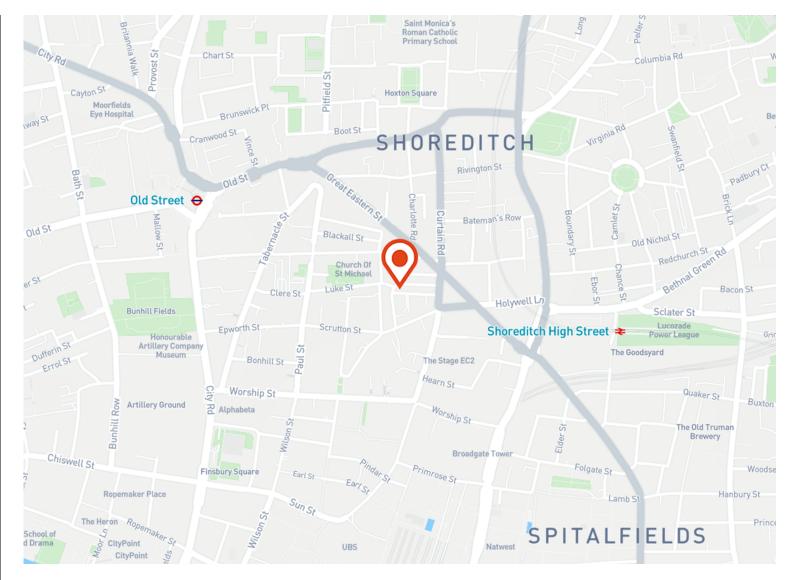


Shoreditch 18 Phipp Street EC2A 4NU

Creative warehouse-style office space to let in the heart of Shoreditch.

For Rent 1,276 ft²



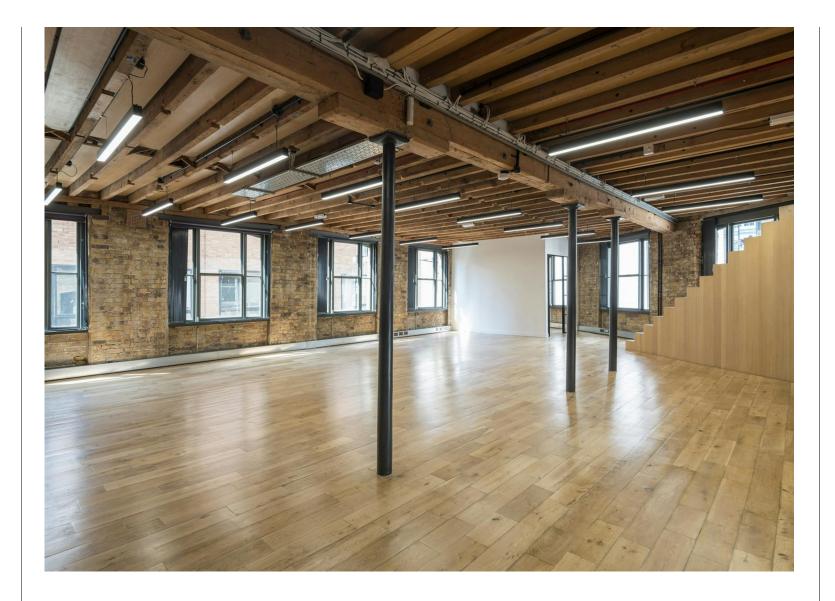
Location

18 Phipp Street is a characterful property located in the heart of Shoreditch. Shoreditch provides a mix of bars, restaurants and art galleries. It has transformed from a commercial district into a thriving metropolis of young media, design and fashion companies, with new emerging food trends, a growing number of boutique retail brands, a cuttingedge arts scene and an overwhelming choice of cocktail bars, cafés, pubs and pop up event spaces.

Shoreditch 18 Phipp Street EC2A 4NU

Creative warehouse-style office space to let in the heart of Shoreditch.

For Rent 1,276 ft²



Shoreditch 18 Phipp Street EC2A 4NU

Creative warehouse-style office space to let in the heart of Shoreditch.

For Rent 1,276 ft²



Shoreditch 18 Phipp Street EC2A 4NU

Creative warehouse-style office space to let in the heart of Shoreditch.

For Rent 1,276 ft²













Shoreditch 18 Phipp Street EC2A 4NU

Creative warehouse-style office space to let in the heart of Shoreditch.

For Rent 1,276 ft²

Amenities

- Characterful warehouse style office space
- **–** Fantastic natural daylight
- **-** Fully fitted to include kitchenette
- Exposed brick walls
- Wooden floors
- **-** Perimeter trunking
- Demised WC's

Description

18 Phipp Street offers c. 1,276 sq ft of creative workspace in Shoreditch's most sought after location.

The space has been finished with high ceilings, exposed timber beams, exposed brick walls and solid wood flooring. The interior is designed with dynamic businesses in mind providing a light environment in which to work. The space has been fitted a demised kitchenette and WC facilities.

Shoreditch 18 Phipp Street EC2A 4NU

Creative warehouse-style office space to let in the heart of Shoreditch.

For Rent 1,276 ft²

Content

Watch the film



View on Website



Tenure

Leasehold

Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

The London Borough of Hackney

Shoreditch 18 Phipp Street EC2A 4NU

Creative warehouse-style office space to let in the heart of Shoreditch.

For Rent 1,276 ft²

Floor Areas & Outgoings

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
lst - Fully Fitted	1,276	£55 /sq ft Approx.	£10.37 /sq ft	£6.50 /sq ft	£7,642.18	£91,706.12	Available

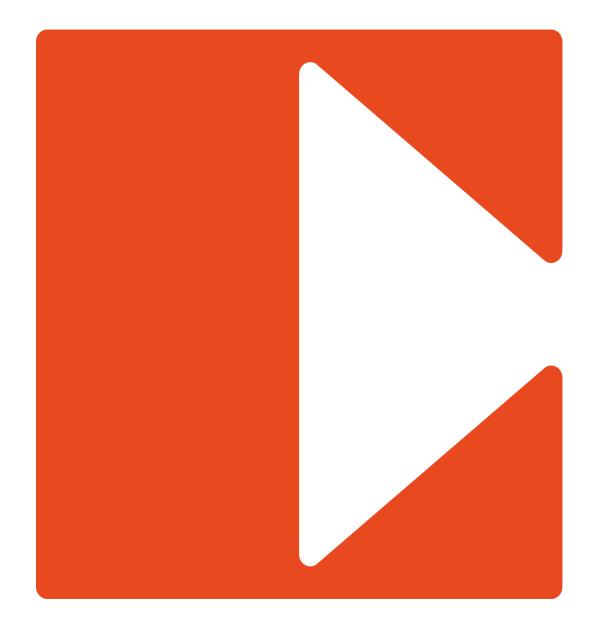
Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Alex Sugar as@compton.london 07585 793 379

Elliott Stern es@compton.london 07834 918700

Emma Higgins eh@compton.london 07769 605 295



Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 25/06/2024