

# Compton

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## Shoreditch

18 Phipp Street  
EC2A 4NU

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

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## For Rent

1,276 ft<sup>2</sup>

020 7101 2020  
compton.london





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## 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 cutting-edge arts scene and an overwhelming choice of cocktail bars, cafés, pubs and pop up event spaces.

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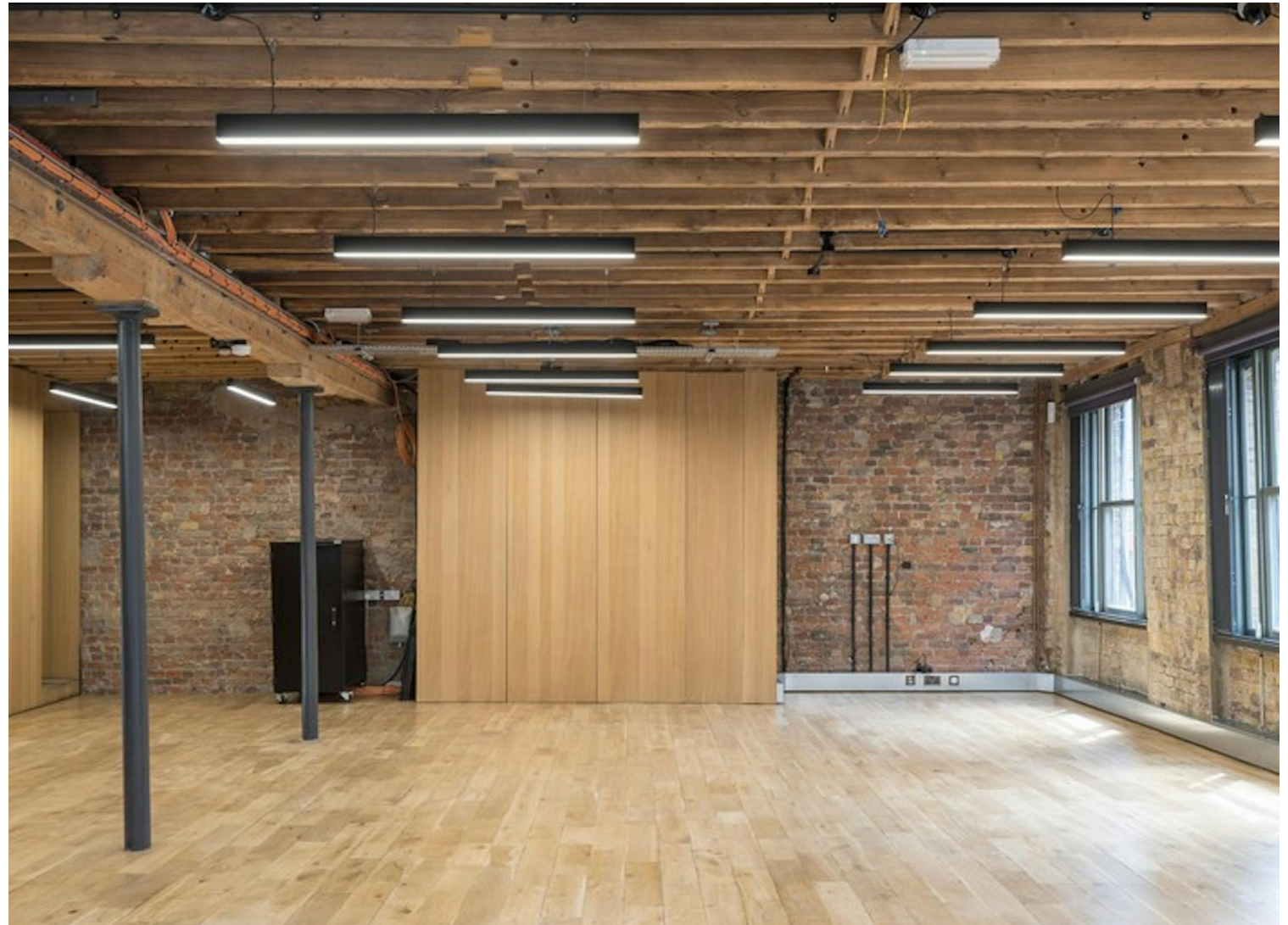
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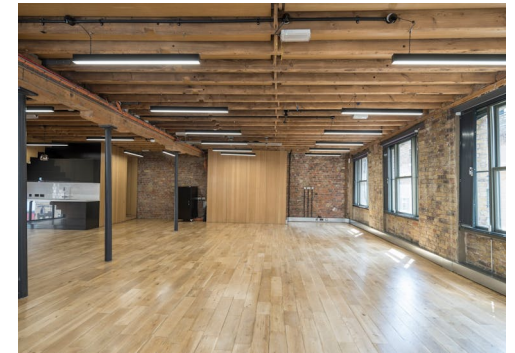
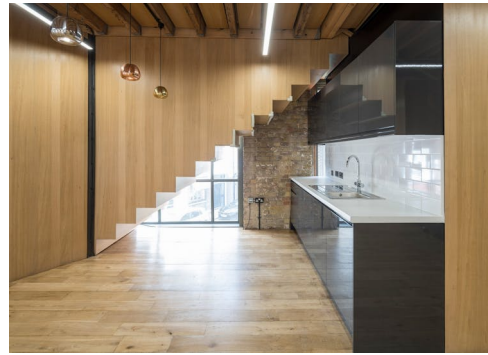
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## Amenities

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

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## 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.

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## Content

Watch the film



View on Website



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## 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

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## Floor Areas & Outgoings

The accommodation comprises of the following

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



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## Contact Us

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

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07585 793 379

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