



AVAILABLE TO LET

18 Phipp Street, EC2

18 Phipp Street, London EC2A 4NU



Office for rent, 1,121 sq ft, £65.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/45093-18-hipp-street-ec2-18-hipp-street>

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1,121 sq ft first floor office located within a classic Victorian warehouse conversion in the heart of Shoreditch

The office is located on Phipp St, close to its junction with Luke St in the heart of Shoreditch. The area offers an ever-changing mix of cafés, bars, restaurants and hotels including the Nobu Hotel, The Hoxton and Gloria's. The building's position between four key transport hubs provides excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations. Crossrail's opening at Liverpool Street Station later this year will further reduce travel times locally and regionally.

Located on the first floor of this classic Victorian Warehouse conversion, the space is bursting with character features alongside modern amenities including galvanised steel perimeter trunking and suspended lighting. The premises would be suitable to a variety of creative, media and tech businesses.

Highlights

- Fully fitted
- Meeting rooms
- Fully cabled
- Timber flooring
- Exposed brickwork
- Suspended lighting
- Excellent natural light

Property details

Rent	£65.00 psf
Est. S/C	£6.50 psf
Est. rates payable	£22.00 psf
Building type	Office
Size	1,121 Sq ft
Lease details	Lease details – Assignment of the existing lease expiring TBC

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
First Floor	1,121	£65.00	£6.50	£22.00	£104,813.50	Available

More information

[Visit microsite](#)

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Contact us

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