

Commercial Office Space

2,300 sq ft

**Newly refurbished office within prominent Shoreditch warehouse building**

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# TO LET

## Victoria House, 64 Paul Street, EC2A 4NA



### LOCATION

Situated on the corner of Paul Street and Leonard Street, bordering the 'Shoreditch Triangle'. There are a wide selection of bars, restaurants and cafes in the area, including Shoreditch House, The Hoxton Hotel and Great Eastern Dining Rooms.

### TRANSPORT

Shoreditch High Street (London Overground)  
Liverpool Street Station (Central Line, Circle and Metropolitan lines and Mainline services)  
Old Street Station (Northern line and First Capital Connect)  
Buses 55, 243 (Oxford Circus, Waterloo)



## DESCRIPTION

The office has just been comprehensively refurbished to provide new timber flooring, modern lighting, air-conditioning and kitchenette. The demise is located on the ground floor and is currently configured as one open-plan layout.

## AMENITIES

- Air conditioning
- Timber flooring
- Modern lighting
- Kitchenette
- Gas central heating
- Original features
- Open-plan
- High ceilings
- Excellent natural daylight

## APPROXIMATE FLOOR AREAS

Ground                    2,300 sq ft 213.6 sq m

## LEASE

A new full repairing and insuring lease for a term by arrangement.

## RENT

£74,750 per annum plus VAT  
(£32.50 per sq ft plus VAT)

## SERVICE CHARGE

We are advised that the service charge is currently running in the region of £2.50 per sq ft plus VAT.

## RATES

The rates payable for 2012/2013 are £20,839 per annum which equates to £9.06 per sq ft.

Interested parties must verify these figures with the London Borough of Hackney.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## PLEASE CONTACT

ANTON PAGE 020 7336 1313  
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[james@antonpage.com](mailto:james@antonpage.com)

**Energy Performance Certificate**  
Non-Domestic Building

Legion Group Plc  
Victoria House, 64 Paul Street  
LONDON  
EC2A 4NG

**Certificate Reference Number:**  
0080-0031-6160-9076-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**106** This is how energy efficient the building is.

**Technical information**

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 211  
Building complexity (NOS level): 3

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
**55** If newly built  
**119** If typical of the existing stock

**Administrative information**

This is an Energy Performance Certificate as defined in SI2007-391 as amended  
Assessment Software: DOE Part. v25.00 using calculation engine SBEM v3.4.a  
Property Reference: 896180060000  
Assessor Name: Christopher Ilman  
Assessor Number: STRO001447  
Accreditation Scheme: Stroma Accreditation Ltd  
Employer/Trading Name: Energist Testing UK  
Employer/Trading Address: Kemble Enterprise Park-  
Issue Date: 02 Jul 2009  
Valid Until: 01 Jul 2019 (unless superseded by a later certificate)  
Related Party Disclosure:  
Recommendations for improving the property are contained in Report Reference Number: 5760-8018-0491-6000-0090

**If you have a complaint or wish to confirm that the certificate is genuine**

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on 0800 085 2065