



WELL-LOCATED WAREHOUSE STYLE OFFICE

Lion House First Floor Rear

3 Plough Yard, Shoreditch, London, EC2A 3LP

Warehouse style offices fitted with meeting room on the Shoreditch / City border

708 sq ft
(65.78 sq m)

- Great location between Liverpool St / Old St / Shoreditch High St stations
- Great ceiling height and natural light
- Meeting room
- Real wooden floors and part exposed brickwork
- Good facilities - kitchen (with dishwasher) and a private shower

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Summary

| | |
|-----------------------|---------------------------------------------------------------------|
| Available Size | 708 sq ft |
| Rent | £21,250 per annum |
| Rates Payable | £12,528 per annum notional Rates Payable based on 2026 Valuation |
| Rateable Value | £29,000 |
| Service Charge | £5,763 per annum |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (56) |

Description

The available unit occupies the rear part of the first floor of Lion House, which has a common entrance stair from Plough Yard. The offices benefit from real wood floorboards, a glazed meeting room, private W.C. and shower. The space benefits from modern lighting, with comfort cooling / heating to add to the existing great ceiling height and natural light. The tea-point includes a fridge and dishwasher.

Location

The property is located on the west side of Shoreditch High Street / north side of Plough Yard, just to the south of the junction with Great Eastern Street. The 'Shoreditch Triangle' is a busy mixed-use area occupied by many thriving creative and tech businesses and is very well served by hotels, shops, amenities, transport, eateries and bars. The buildings are within close walking distance to Liverpool Street Station (including new Elizabeth Line entrance), Old Street Station and Shoreditch High Street Station.

Terms

Available by way of a new effective full repairing and insuring Lease, to be contracted 'outside The Act' for a term to be agreed.

Initial Rent

£21,250 per annum exclusive (+VAT).

Business Rates

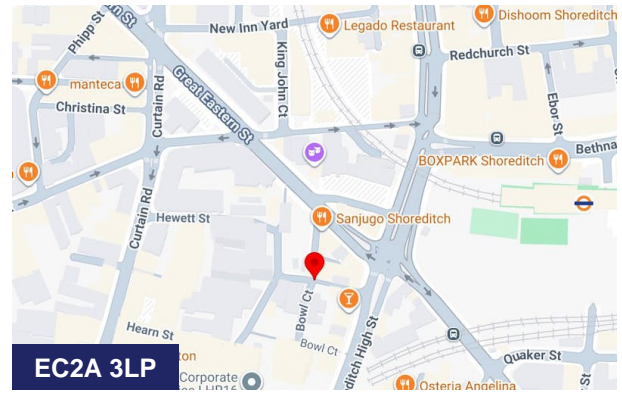
The Valuation Office Agency website lists the April 2026 Rateable Value of the premises at £29,000. Notional Rates Payable for 1st April 2026 to 31st March 2027 are estimated at £12,528 before any applicable Reliefs are applied. Interested parties are advised to seek confirmation from the London Borough of Hackney.

Service Charge

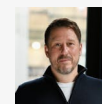
Estimated at £5,763 (+VAT) for the current year including the servicing and maintenance of the comfort cooling / heating systems.

Building Insurance

Estimated at £406 (+VAT) for the current year.

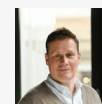


Viewing & Further Information



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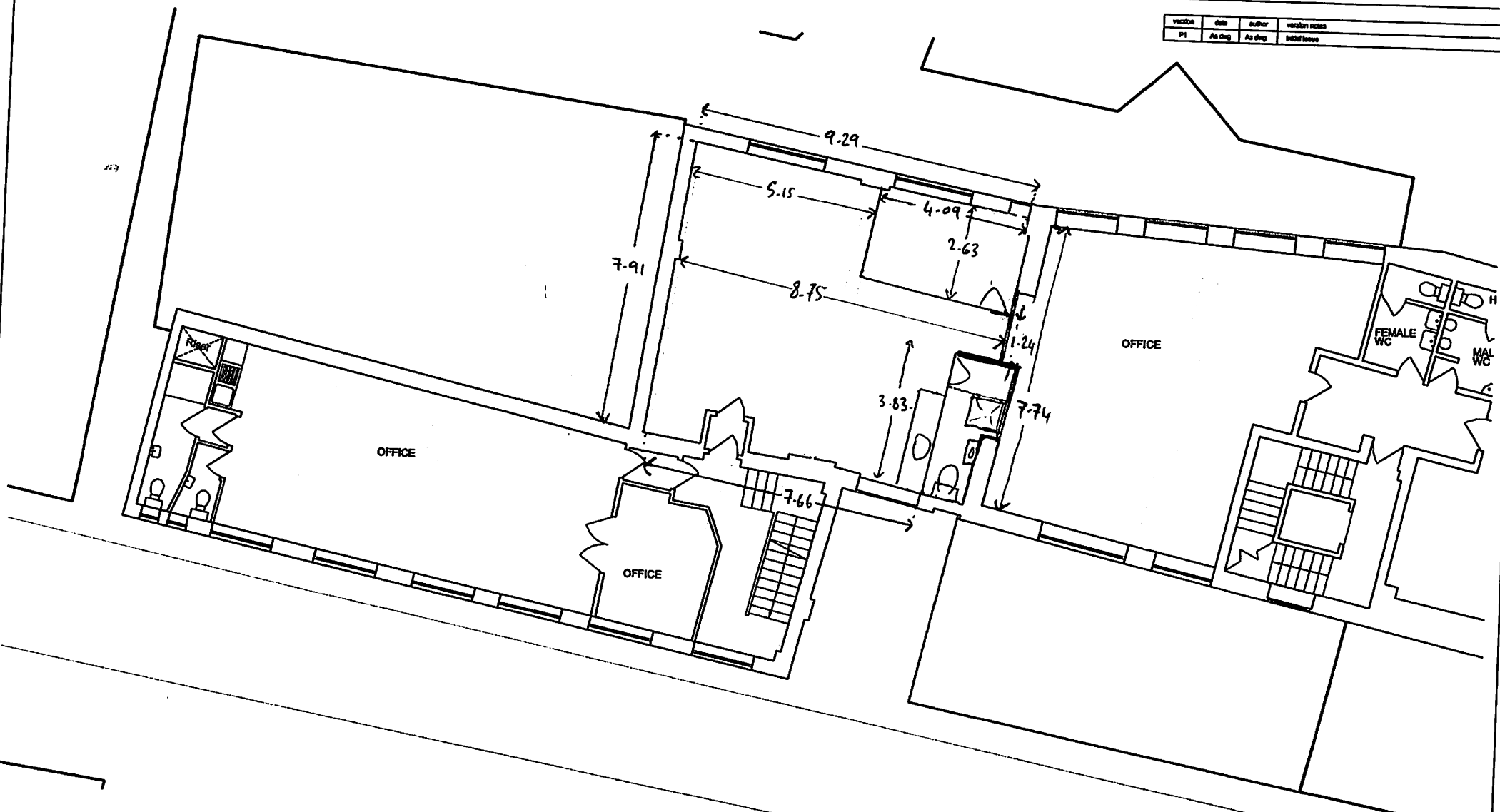


Michael Newell

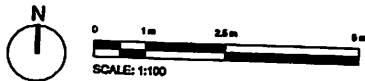
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LION HOUSE, 3 PLOUGH YARD - FIRST FLOOR REAR - INDICATIVE PLAN

| version | date | author | version notes |
|---------|--------|--------|---------------|
| P1 | As dwg | As dwg | initial issue |



01 Proposed First Floor Plan
Scale 1:100



PLANNING



Lion House, 3 Plough Yard, EC2
Proposed First Floor Plan
1:100 @ A3 03.06.19 HC
1188-D2-101 P1
DO NOT SCALE FROM THIS DRAWING. Validity of dimensions on file.
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