



## Lion House Second Floor

3 Plough Yard, Shoreditch, London, EC2A 3LP

### Super bright and characterful refurbished warehouse office for rent

**672 sq ft**  
(62.43 sq m)

- Great location close to Liverpool St / Old St / Shoreditch High St Stations
- Superb natural light
- Exposed brickwork and wooden floors
- Comfort cooling and heating
- Private W.C. and shower
- Kitchenette with fridge / dishwasher

# Lion House Second Floor, 3 Plough Yard, Shoreditch, London, EC2A 3LP

## Summary

<b>Available Size</b>	672 sq ft
<b>Rent</b>	£23,500 per annum
<b>Rates Payable</b>	£11,556 per annum notional Rates Payable based on 2026 Valuation
<b>Rateable Value</b>	£26,750
<b>Service Charge</b>	£6,023 per annum
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C (62)

## Description

This super bright space occupies the front of the second floor this sympathetically refurbished Victorian warehouse building and is accessed via a common entrance and stair from Plough Yard. The property benefits from large double glazed windows along the length of one long side, flooding the space with natural light. The unit is currently open-plan with a private kitchen, w.c. and shower room at one end. With exposed original brickwork and wooden floors along with comfort cooling and heating, this characterful and quiet studio will suit many occupiers.

## Location

The property is located on the northern side of Plough Yard, just off Shoreditch High Street, just to the south of the junction with Great Eastern Street, at the crossroads between the Shoreditch Triangle, Spitalfields and The City. It is a busy mixed-use area occupied by many thriving creative and tech businesses and is well served by hotels, shops, amenities, transport, eateries and bars. Close walking distance to Liverpool Street, Old Street and Shoreditch High Street Stations.

## Accommodation

Name	sq ft	sq m	Availability
2nd - Office	672	62.43	Available

## Terms

Available by way of a new effective full repairing and insuring Lease, the terms of which are to be agreed.

## Initial Rent

£23,500 per annum exclusive (+VAT).

## Business Rates

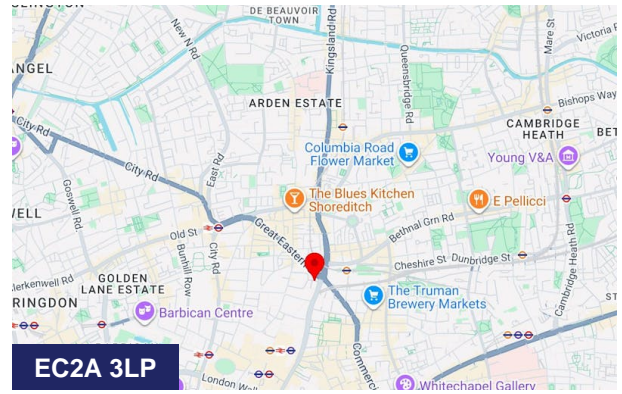
The Valuation Office Agency website lists the April 2026 Rateable Value of the premises at £26,750. Notional Rates Payable for 1st April 2026 to 31st March 2027 are estimated at £11,556 before any applicable Reliefs are applied. Interested parties are advised to seek confirmation from the London Borough of Hackney.

## Service Charge

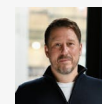
Estimated at £6023 for the current year (+VAT).

## Buildings Insurance

Estimated at £386 for the current year (+VAT).



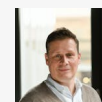
## Viewing & Further Information



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