



Key Features

- Located in the heart of Shoreditch and neighbouring the newly launch Art O'tel
- Originally developed in 1990 it was comprehensively refurbished in 2019
- The building offers 4,243 sq ft (GIA), 3,454 sq ft (NIA) arranged over ground - third floors
- The property is 75% let to 3 office tenants
- Total Income £121,215 (including 2nd floor ERV)
- Each floor benefits from great floor to ceiling heights, natural light & wooden floors
- Modern features such as comfort cooling/heating & LED lighting
- Potential for additional floor space with roof extension
- No VAT payable
- 2 dedicated parking spaces

7 BATH PLACE, LONDON, EC2A 3DR
PRIME FREEHOLD FOR SALE | 4,243 SQFT (GIA)





Prime Freehold for Sale in one of London's most fashionable districts, Shoreditch! Suitable for both investors and occupiers!

Set within an attractive courtyard development built in the 1990s, this building is one of seven freeholds that surround the central courtyard. Positioned in the northeast corner, the property benefits from dual aspects, overlooking both the internal courtyard and Old Street.

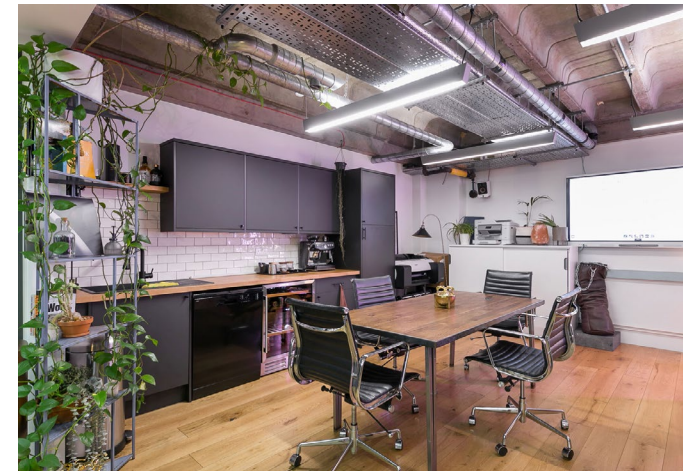
Access is available via Rivington Street as well as directly from Old Street, offering a unique opportunity for future retail or showroom use from the Old Street frontage.

Recently refurbished, the property features excellent floor-to-ceiling heights, abundant natural light, stylish wooden flooring, comfort cooling/heating, and modern LED lighting throughout.

The ground, first, and third floors are currently let (please see the appended tenancy schedule), while the second floor, comprises 955 sqft (NIA) of open-plan office/studio space is currently available for rent.

This is a fantastic opportunity for an investor or owner-occupier to secure a prime piece of Shoreditch real estate!





Location

Situated on Rivington Street, between Great Eastern Street and Garden Walk, Bath Place forms part of a quiet, characterful courtyard development in the vibrant heart of Shoreditch.

Located within the lively 'Shoreditch Triangle,' the area is a thriving hub for the creative and tech industries, supported by an extensive mix of hotels, shops, amenities, restaurants, and bars including The Clove Club, Nest, and Senza Fondo.

The location also benefits from excellent connectivity, with Old Street, Shoreditch High Street, and Liverpool Street stations all within easy walking distance.

Conveniently located within easy reach of a number of Underground & Overground lines.



Old Street
0.2 miles



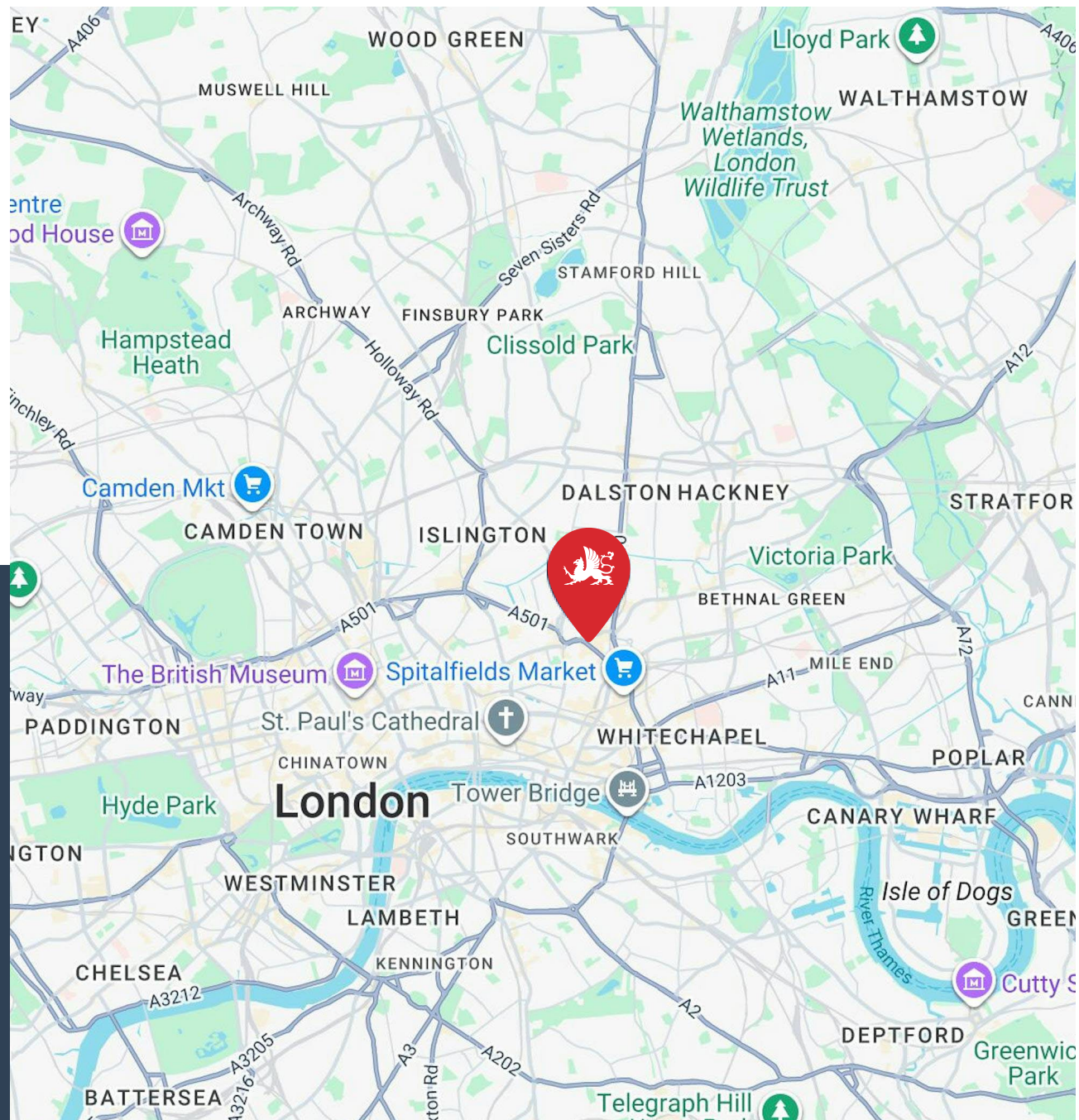
Shoreditch High St
0.3 miles

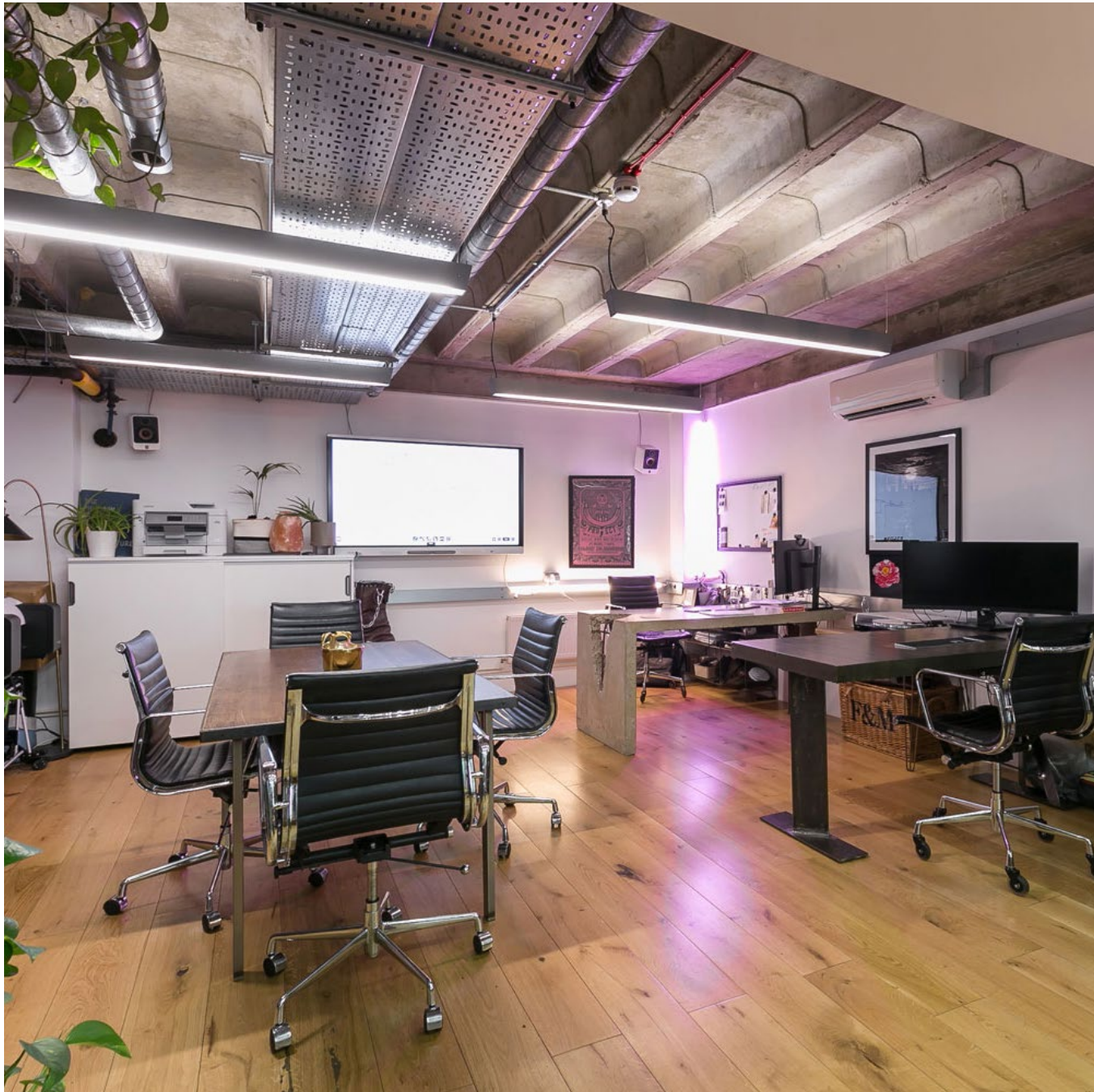


Hoxton
0.5 miles



Liverpool Street
0.6 miles





Tenancy Schedule

Name	Tenant	NIA	GIA	Rent	Break Date	Lease Expiry	Availability
Ground	Project	57.9sqm 623sqft	77.3sqm 832sqft	£24,000	-	31/07/26	Let
1st	Sennia Group	86.2sqm 928sqft	103.5sqm 1,114sqft	£34,000	24/09/26	23/09/27	Let
2nd	Vacant	88.7sqm 955sqft	106.2sqm 1,143sqft	£30,000	-	-	Available
3rd	Kintzing	88.2sqm 949sqft	107.2qm 1,154sqft	£33,215	26/10/26	26/10/28	Let
-	-	321sqm 3,455sqft	394sqm 4,243sqft	£121,215 *ERV applied to 2nd floor			-

Terms & Charges

Guide Price	Offers in the region of £2,000,000
VAT	Not Payable
EPC	D (80)

Viewings & Further Information



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