

# RILB FLEX

2 BATH PLACE ●●●  
SHOREDITCH EC2, LONDON



# SUMMARY

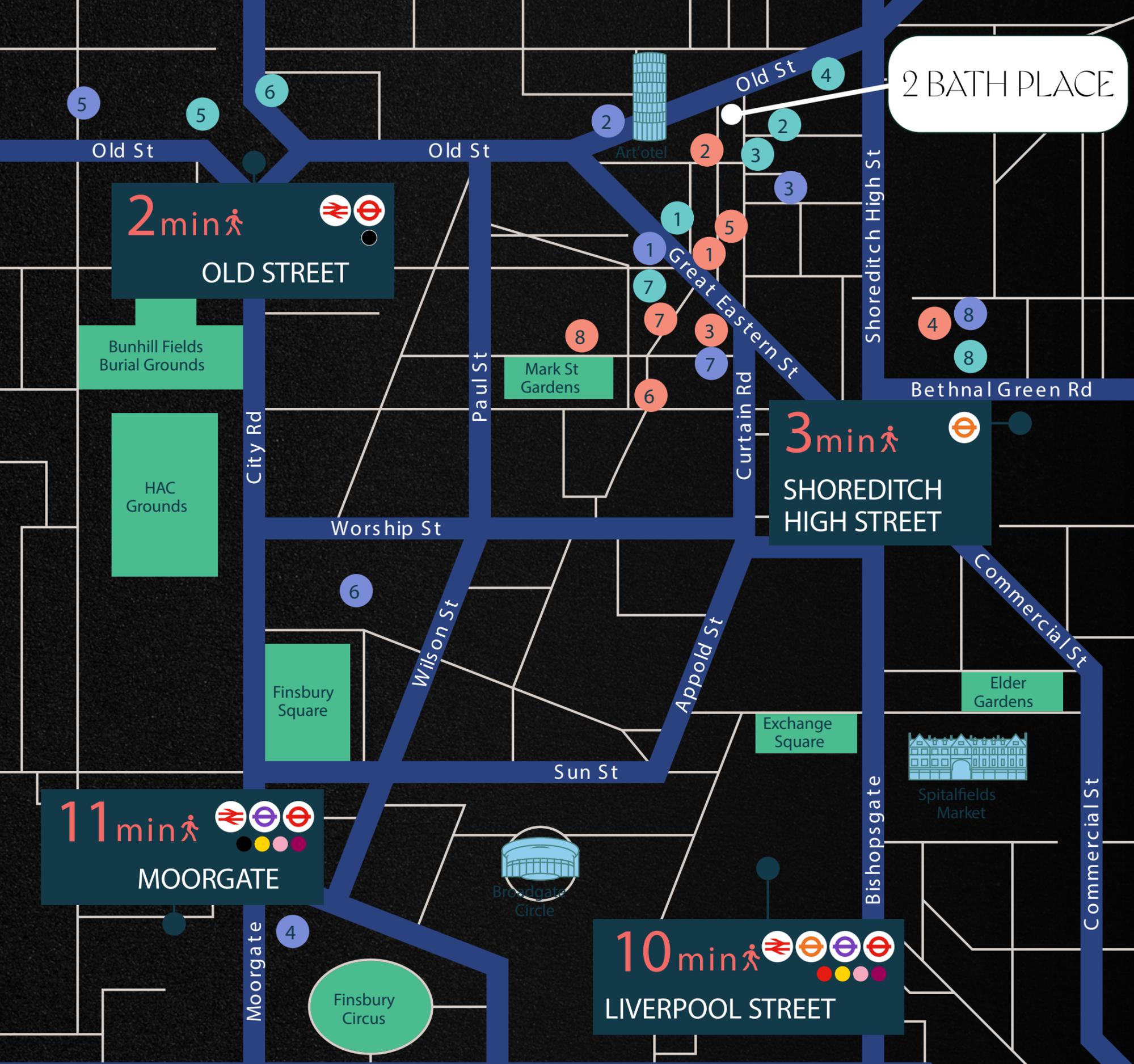
Offices are based in the heart of Shoreditch, near Old Street Tube, surrounded by vibrant bars, restaurants, and shops. Despite the lively area, the office provides a relaxed atmosphere with cosy common areas and a rooftop garden, perfect for breaks or unwinding after work.



# LOCATION

The Offices located in the heart of Shoreditch, a vibrant and bustling neighborhood with ample bars, restaurants and shops. Conveniently situated in central London, close to the Old Street Tube station as well as several bus routes. While there is a lot going on around, the office itself is a great place to sit back and relax, at lunch or after work, in one of our comfortable common areas or on our rooftop garden.





2 BATH PLACE

# LOCAL OCCUPIERS

## BARS / CAFFEEÉS

1. Attendant

---

2. The Bricklayers Arms

---

3. FWD

---

4. The Bike Shed

---

5. Grind

---

6. Nightjar

---

7. The Griffin

---

8. Shoreditch House

---

## RESTAURANTS

1. Gloria

---

2. Blacklock

---

3. Manteca

---

4. Dishoom

---

5. Cricket

---

6. Padella

---

7. Bistrot Freddie

---

8. Passione Vino

---

## HOTELS & GYMS

1. The Hoxton

---

2. art'otel

---

3. Nuffield Health

---

4. Third Space

---

5. Gymbox

---

6. Montcalm Royal

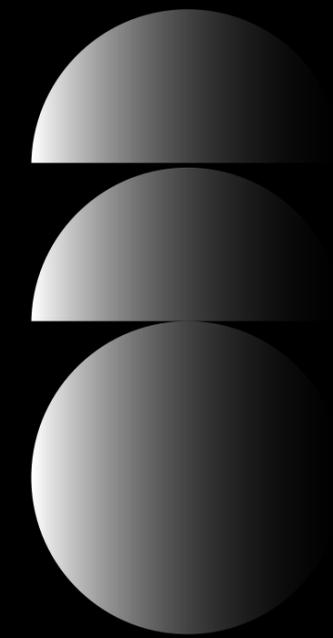
---

7. Virgin Hotels

---

8. Boundary Shoreditch

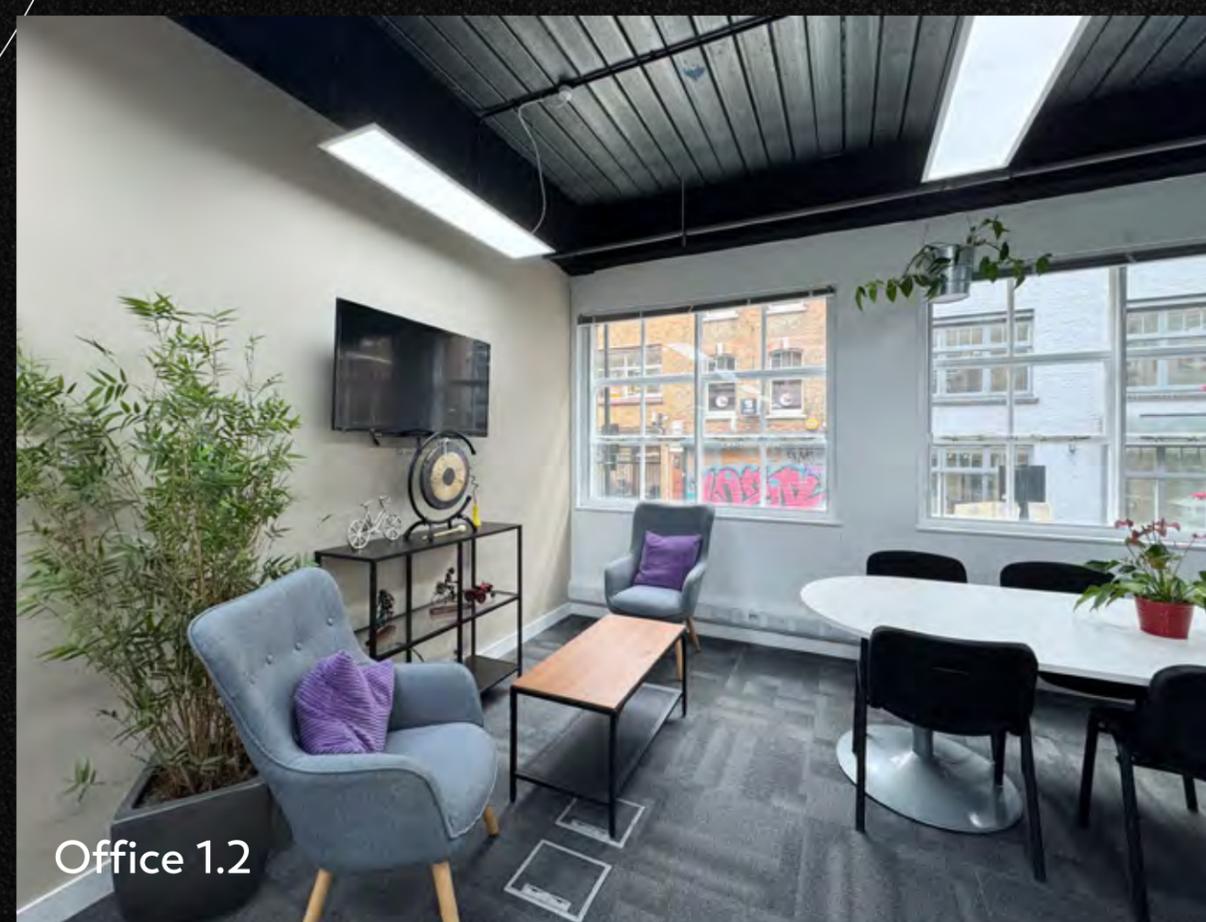
---

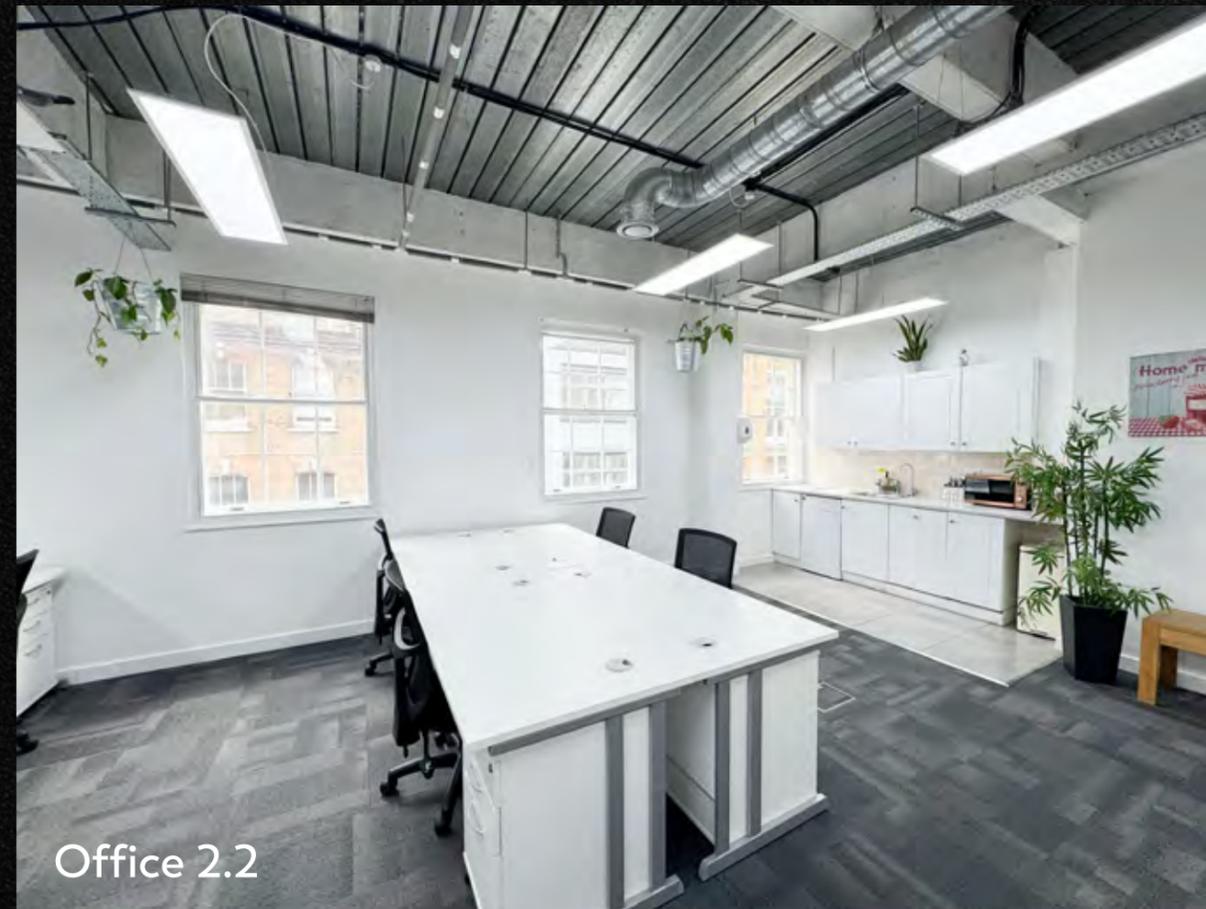
# AMENITIES



- 24 hour Access
- IT Solutions
- Staffed reception
- Meeting Rooms
- Catering
- Office Furniture
- Wifi
- Showers



Office 1.2



Office 2.2



Main Reception/ Waiting Area



Communal Breakout Area

GALLERY

# LEASING OPTIONS



## Serviced Office Options

### Office 1.2

Desks Available: 25

Size: 1400 sq ft

£560 per desk per month

£6,720 per desk per annum

£168,000 per annum for all 25 desks.

### Office 2.2

Desks Available: 30

Size: 1320 sq ft

£500 per desk per month

£6,000 per desk per annum

£180,000 per annum for all 30 desks.

### Office 3.1

Desks Available: 16

Size: 777 sq ft

£562 per desk per month

£6,750 per desk per annum

£108,000 per annum for all 16 desks.

### Office 2.1

Desks Available: 32

Size: 1320 sq ft

£468 per desk per month

£5,625 per desk per annum

£180,000 per annum for all 32 desks.

### Office 2nd Floor

Desks Available: 60

Size: 2640 sq ft

£500 per desk per month

£6,000 per desk per annum

£360,000 per annum for all 60 desks.

## CONTRACT

Flexible license agreement available.

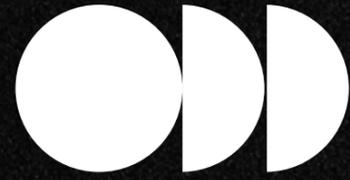
## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

# CONTACT US



JIM CLARKE

[Jim@rib.co.uk](mailto:Jim@rib.co.uk)

020 7927 0631

TOM D'ARCY

[Thomas@rib.co.uk](mailto:Thomas@rib.co.uk)

020 7927 0648

MATTHEW MULLAN

[Matthewm@rib.co.uk](mailto:Matthewm@rib.co.uk)

020 7927 0631

RIIB  
FLEX

