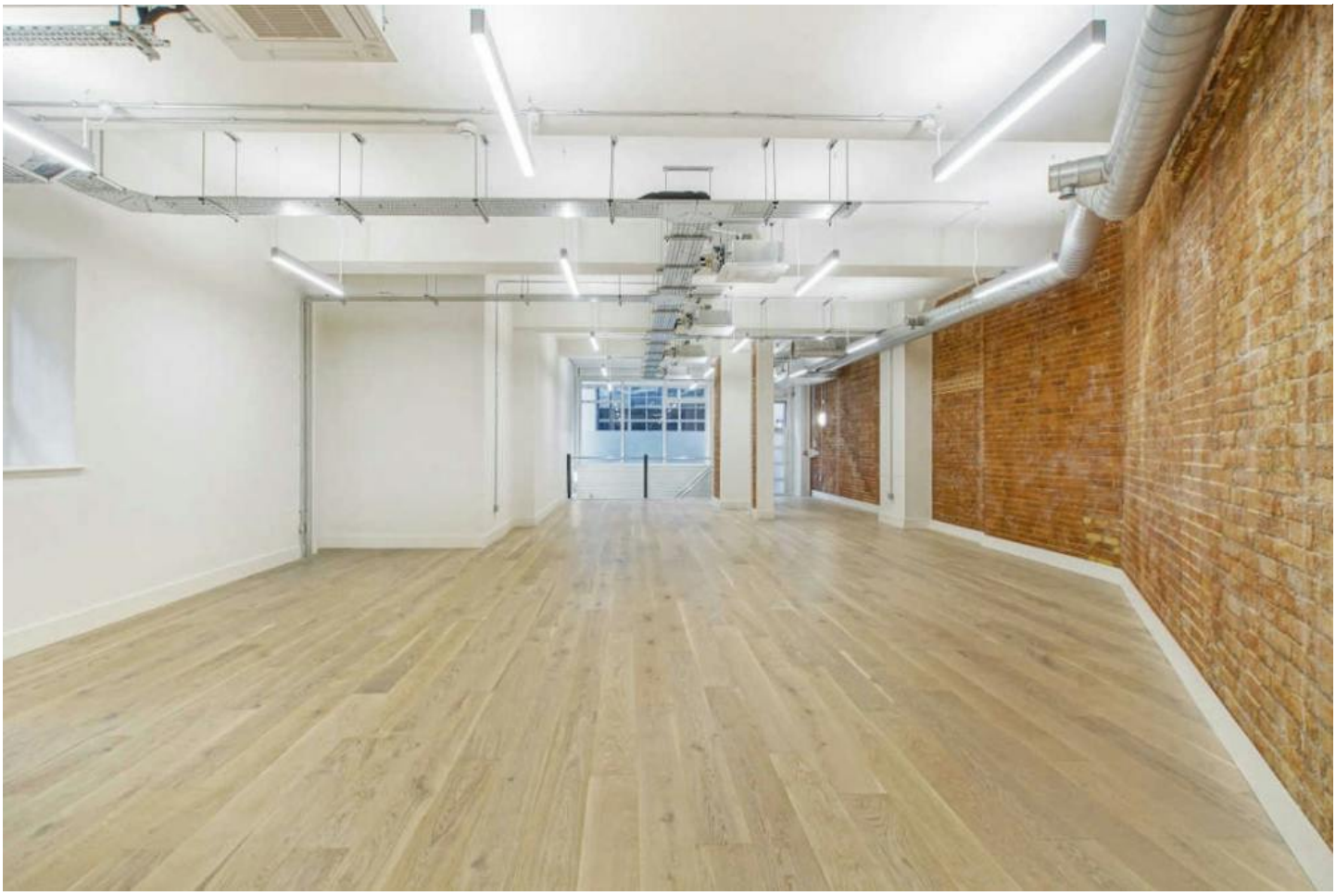
ELLIS BROWN

OFFICE TO LET

1 Bath Street, EC1V 9LB
2,859 sq ft

Refurbished self contained commercial unit over Ground & Lower Ground in close proximity to Old Street roundabout.







Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract: the statements contained therein are issued withoutresponsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 16/11/2026

ELLIS BROWN

OFFICE TO LET

1 Bath Street, EC1V 9LB
2,859 sq ft

Description

Self contained warehouse commercial unit which offers bright and flexible space arranged over Ground and Lower Ground. The space benefits from exposed brickwork, engineered wooden floors, new LED lighting and newly exposed services.

Location

The unit is situated on Bath Street which runs between Old Street and City Road. Old Street roundabout is moments away, along with the abundance of amenities in the local area including bars, restaurants, shops and hotels.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Unit - 1 Bath Street	2,859	265.61	£29.50 /sq ft	£10.07	On Application	£9,427.55	£113,130.63	Available
Total	**2,859**	**265.61**		**£10.07**		**£9,427.55**	**£113,130.63**	

Features

Self contained

Exposed brickwork

Option for furniture

Air conditioning

Wooden flooring

LED lighting

Excellent floor to ceiling heights

EPC

C

Terms

On application

VAT

Applicable

Contact

Freddie Grant
07956 201 774
fgrant@ellisbrowncommercial.com

Toby Thomas
07494 292 759
tthomas@ellisbrowncommercial.com

Joint Agents

Tom Schwier (Strettons)
020 7614 0906

Joel Barnes (Strettons)

ELLIS BROWN

OFFICE TO LET

1 Bath Street, EC1V 9LB
2,859 sq ft



