

Commercial Office Space

2,190 sq. ft. / 203.46 sq. m.

Self-contained office / showroom available on flexible terms

TO LET

23 Bateman's Row, Shoreditch EC2A 3HH



LOCATION

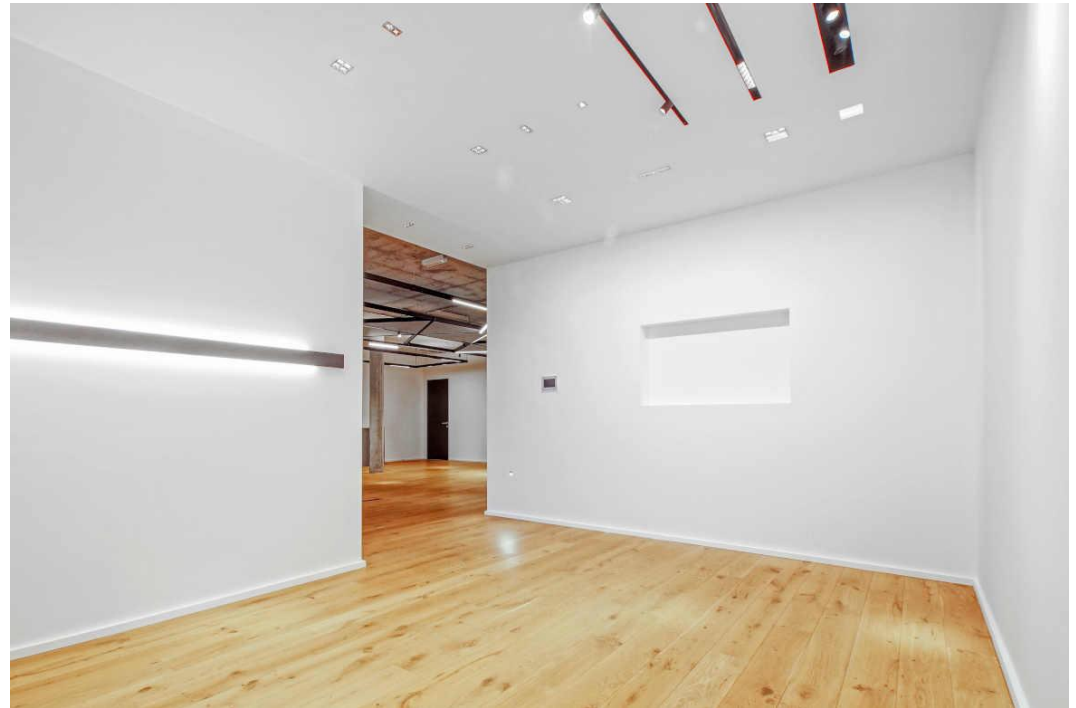
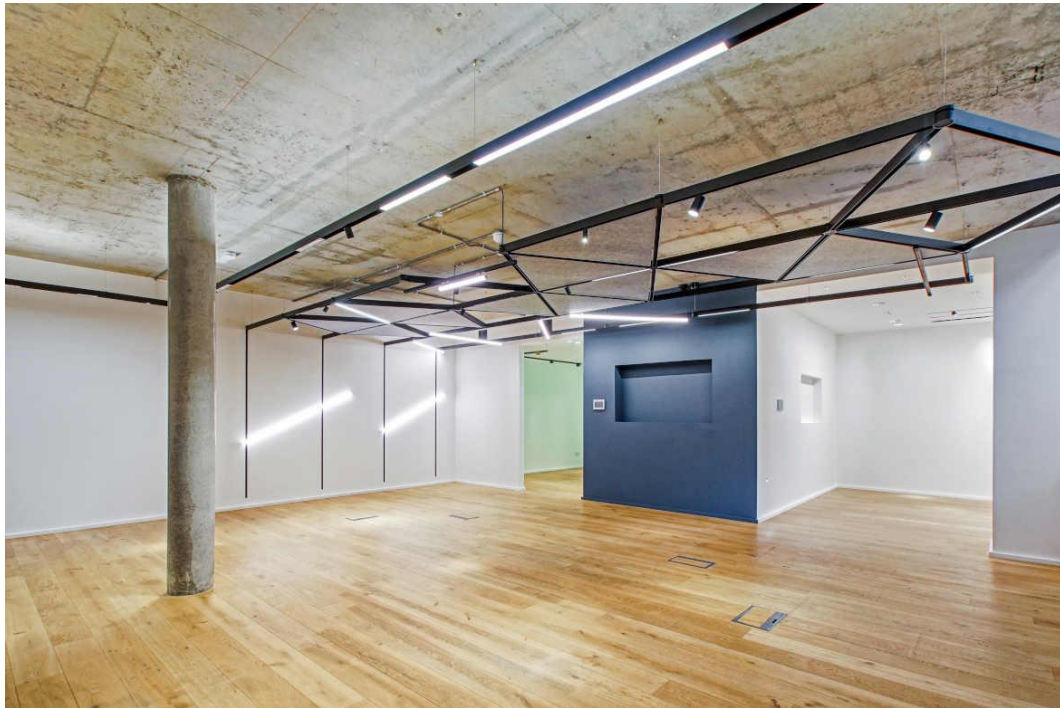
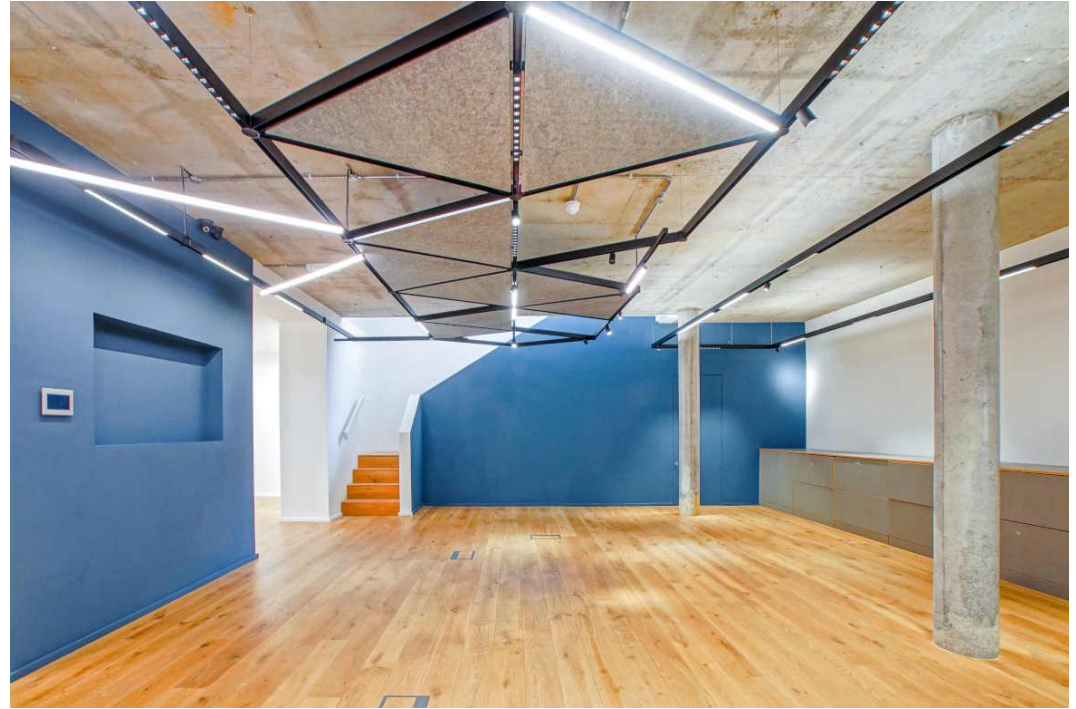
The building is located on Bateman's Row, a throughfare between Curtain Road and Shoreditch High Street. The property is situated in the heart of Shoreditch surrounded by a host of creative occupiers as well as a wealth of cafes, restaurants and bars.

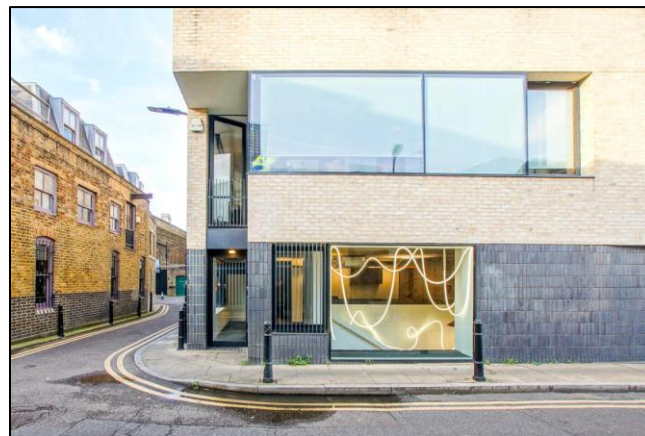
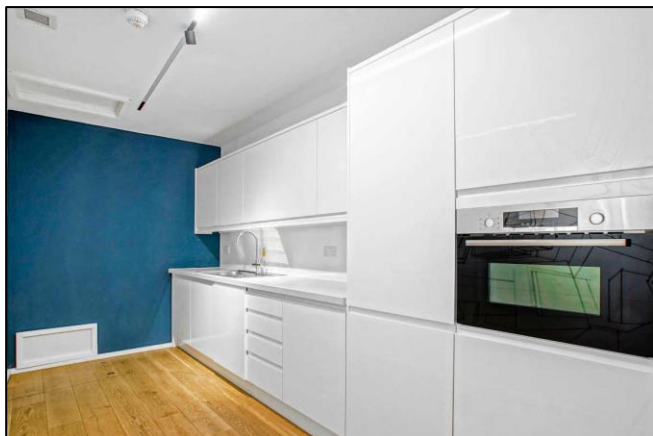
TRANSPORT

Shoreditch High Street (Overground)
Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines,
Overground and National Rail)
Old Street (Northern line and National Rail)
Various bus routes

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

2,190 sq. ft. self-contained office / showroom arranged over ground and lower ground floors with a substantial glazed frontage to provide a valuable branding opportunity.

The immediate area is awash with creative occupiers ranging from branding and marketing agencies to furniture and fashion showrooms.

AMENITIES

- Prominent glazed frontage
- Self-contained
- Prime Shoreditch location
- Excellent floor to ceiling height
- Modern LED lighting
- 2x meeting rooms
- Kitchen
- DDA lift
- Shower / WCs

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	635	58.99
L. Ground	1,555	144.46
Total	2,190	203.46

LEASE

Available by way of an assignment for a term expiring February 2027.

Alternatively, a new lease direct from the Landlord is available.

RENT

Per Annum*	Per sq. ft.*
£75,000	£34.25

SERVICE CHARGE

Per Annum*	Per sq. ft.*
£8,682.79	£3.96

RATES

Per Annum	Per sq. ft.
£20,682.79	£9.44

Interested parties must verify these figures from the London Borough of Hackney.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£103,771	£8,647

PLEASE CONTACT

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*VAT is payable on Rent & Service Charge