

# 7-10, BATEMANS ROW EC2

3,220 SQ FT  
STUNNING SELF-CONTAINED FORMER  
VICTORIAN WAREHOUSE  
SHOREDITCH, EC2



7-10

BATEMAN'S  
STUDIO

Whitechapel





## DESCRIPTION

The property is a converted Victorian warehouse located on Batemans Row, between Curtain Road and Shoreditch High Street. The building offers characterful, open plan office accommodation over two floors, each floor being flooded with natural light and character features including timber flooring and exposed brickwork. The building features modern amenities including a security system, automatic blinds, and air conditioning. Available on a traditional or fully managed lease.

## AMENITIES



AIR  
CONDITIONING



SELF-CONTAINED



PRIME  
LOCATION



WAREHOUSE  
STYLE FEATURES



ORIGINAL  
FLOORING



EXCELLENT  
NATURAL LIGHT



EXPOSED  
BRICKWORK



OPEN PLAN



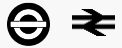
GREAT CEILING  
HEIGHTS

## SELF-CONTAINED FORMER VICTORIAN WAREHOUSE



## TRANSPORT

Old Street – 9 Mins Walk



Moorgate – 15 Mins Walk



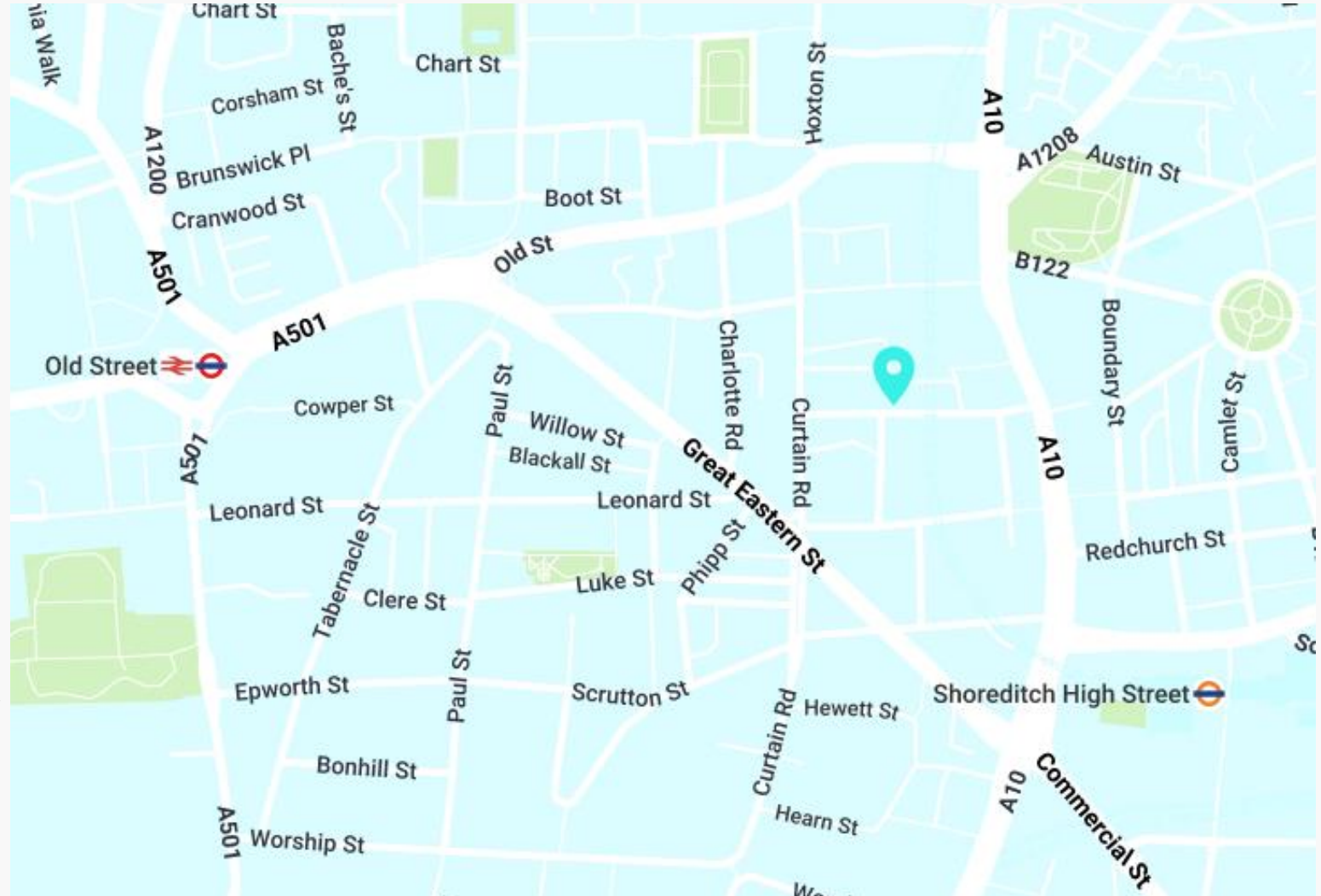
Liverpool Street – 12 Mins Walk



## AREA

7-10 Batemans Row is in the heart of prime Shoreditch, one of London's most vibrant and creative districts. The area offers excellent transport links, with nearby Old Street Station and Liverpool Street Station providing quick access across London and beyond. Surrounded by trendy cafes, boutique shops, tech hubs, and cultural attractions, the location is ideal for both business and lifestyle.

## LOCATION



## AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT ( PA)	RATES (PA)	SERVICE CH. (PSF)	TOTAL (PCM)	TOTAL (MANAGED)
Ground	1,610						
First	1,610						
Total	3,220	Available	£52.50	£9.00	Nil	£16,502	£20,728

### LEASE

Available on a new lease direct from the freeholder

### TIMING

Available immediately.

### CONTENT

View on our website



### RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

### VAT

VAT is applicable.

### MANAGED

The office is also offered on a fully managed basis at a rent of **£20,728 per month.**

# VIEWINGS VIA SOLE AGENTS

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