

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.

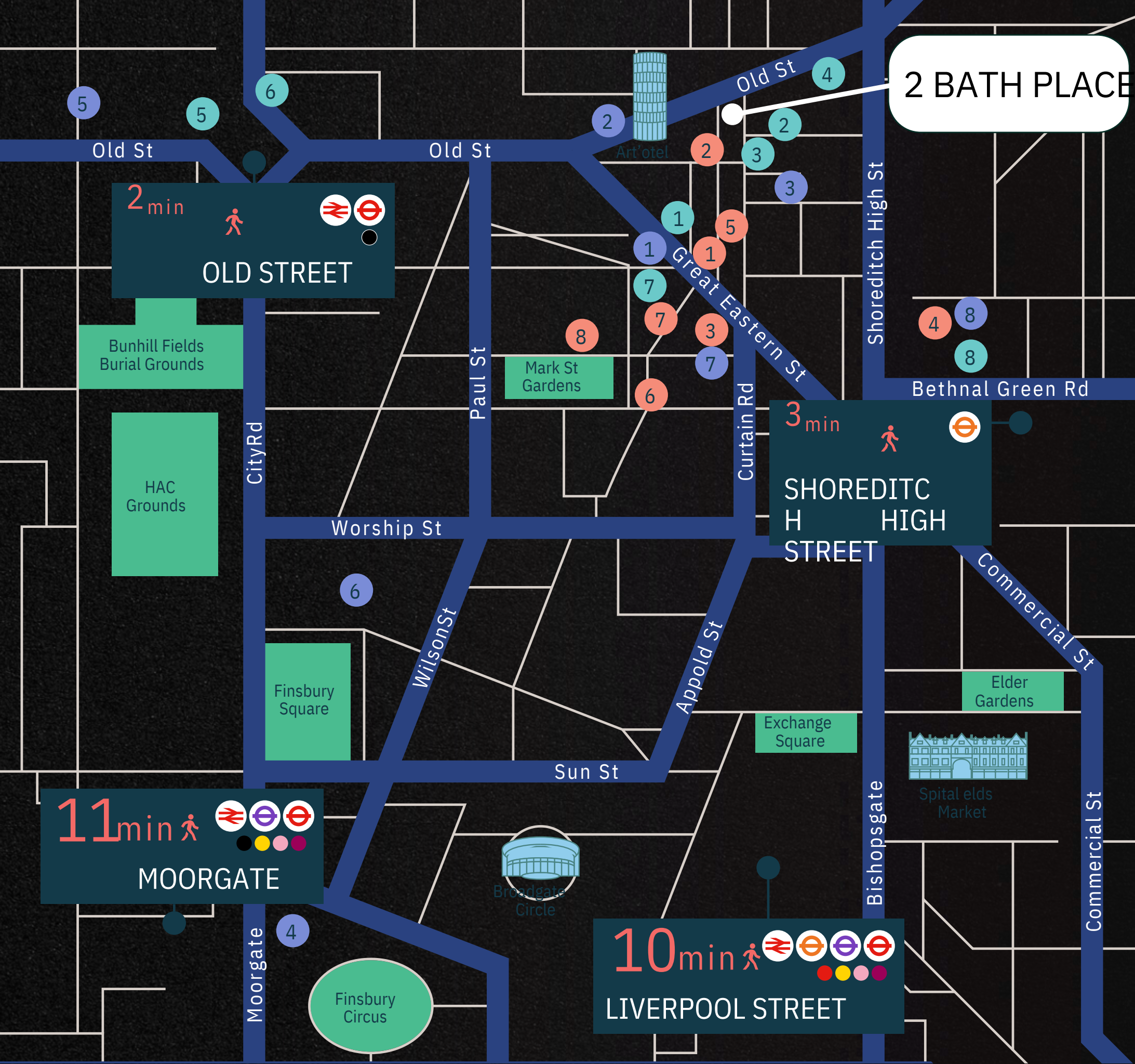


LOCATION

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.

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2 BATH PLACE

LOCAL OCCUPIERS

BARS / CAFFEE'S

1. Attendant

2. The Bricklayers Arms

3. FWD

4. The Bike Shed

5. Grind

6. Nightjar

7. The Gri n

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. Nu eld Health

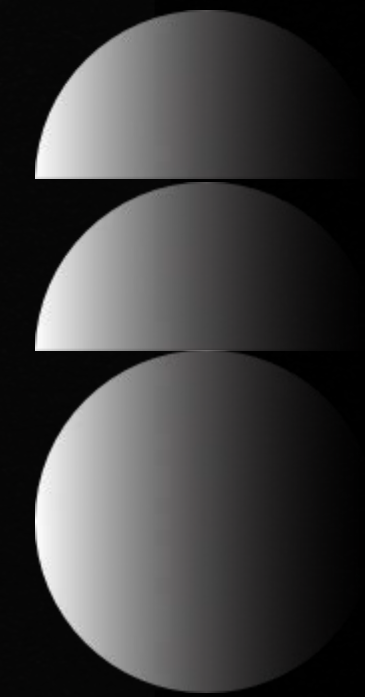
4. Third Space

5. Gymbox

6. Montcalm Royal

7. Virgin Hotels

8. Boundary Shoreditch

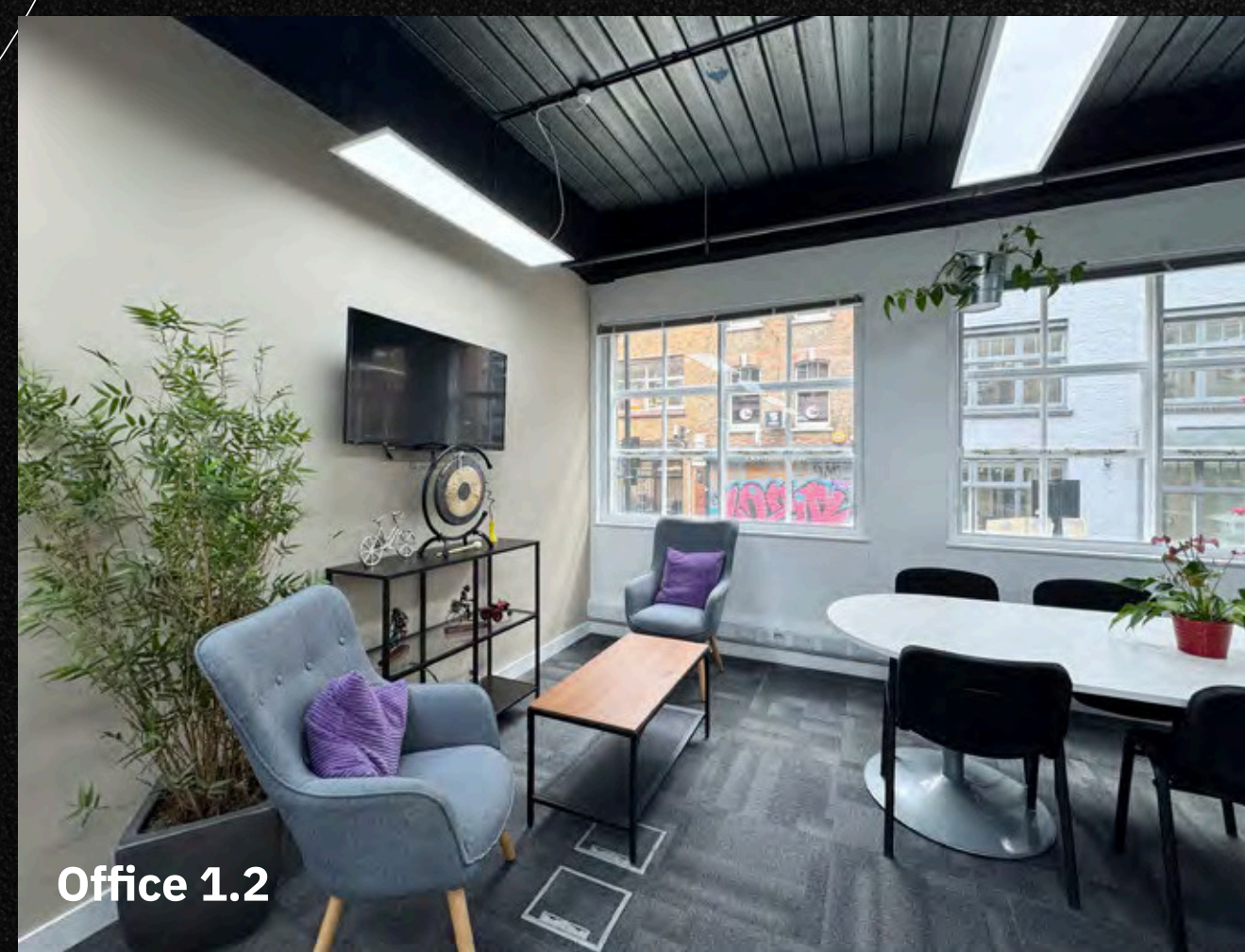


AMENITIES

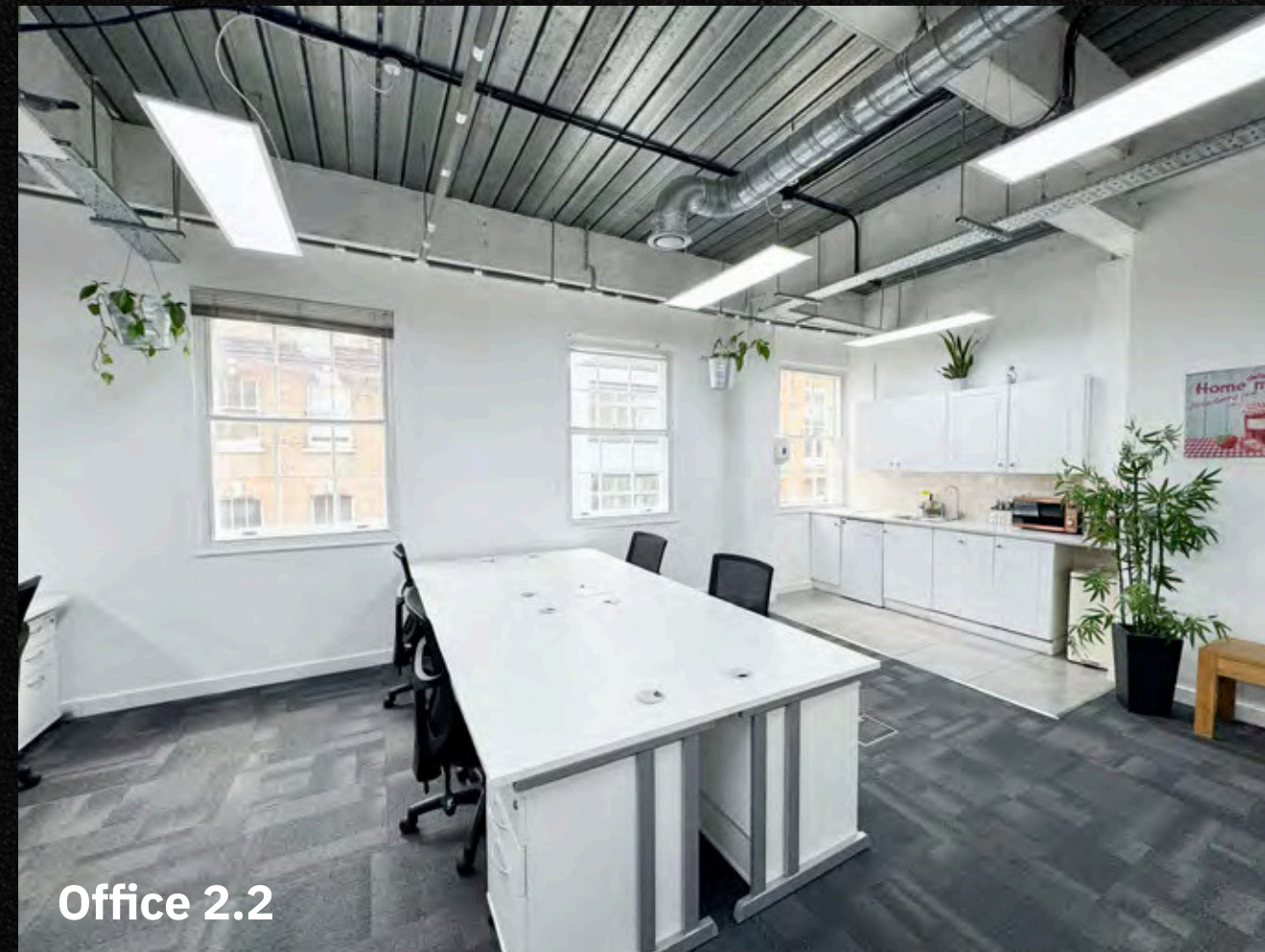


24 hour Access

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



Office 1.2



Office 2.2



Main Reception/ Waiting Area



Communal Breakout Area



EASING OPTIONS



Serviced Office Options

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: 302

Size: 1320 sq ft

£468 per desk per month

£6,625 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.

Office 1.1

Desks Available: 30

Size: 1440 sq ft

£500 per desk per month

£6,000 per desk per annum

£180,000 per annum for all 30 desks.

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 2.2b

Desks Available: 18

Size: 595 sq ft

£500 per desk per month

£6,000 per desk per annum

£108,000 per annum for all 18 desks.

Office 2.2a

Desks Available: 10

Size: 575 sq ft

£659 per desk per month

£7,800 per desk per annum

£78,000 per annum for all 10 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.

LEGAL COSTS

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

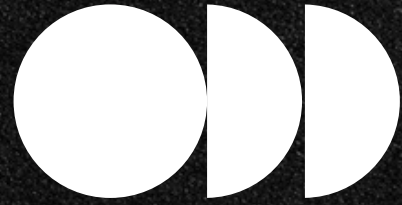
POSSESSION

Flexible license agreement available

LEASE

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CONTACT US



JIM CLARKE

JIM@RIB.CO.UK

020 7927 0631

TOM D'ARCY

THOMAS@RIB.CO.UK

020 7927 0648

MATTHEW MULLAN

MATTHEWM@RIB.CO.UK

020 7927 0631



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The RIB FLEX logo is displayed in a white, sans-serif font. The word 'RIB' is stacked above 'FLEX'. The logo is enclosed within a thin white circular border. At the bottom center of the circle, there is a small graphic element consisting of three overlapping circles, similar to the one at the top of the page.