

7-10, BATEMANS ROW EC2

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







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



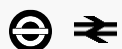
GREAT CEILING
HEIGHTS

SELF-CONTAINED FORMER VICTORIAN WAREHOUSE



TRANSPORT

Old Street – 9 Mins Walk



Moorgate – 15 Mins Walk



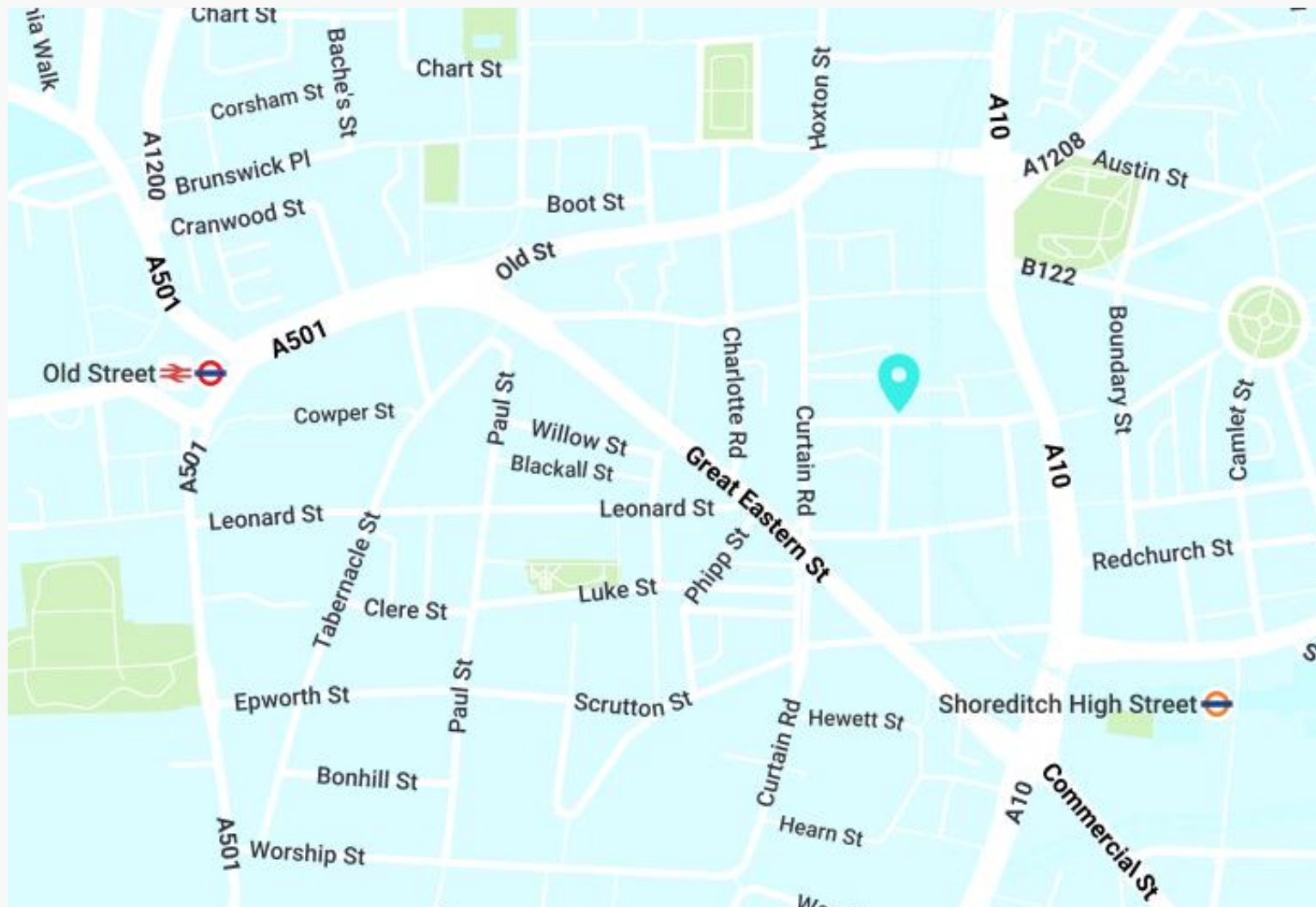
Liverpool Street – 12 Mins Walk



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	£27,000

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 **£27,000 per month.**

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



OLI COHEN
PARTNER
oc@belcor.london
07740 110 063



LUCY STEPHENS
DIRECTOR
ls@belcor.london
07789 843 729

020 7375 3444
www.belcor.london