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



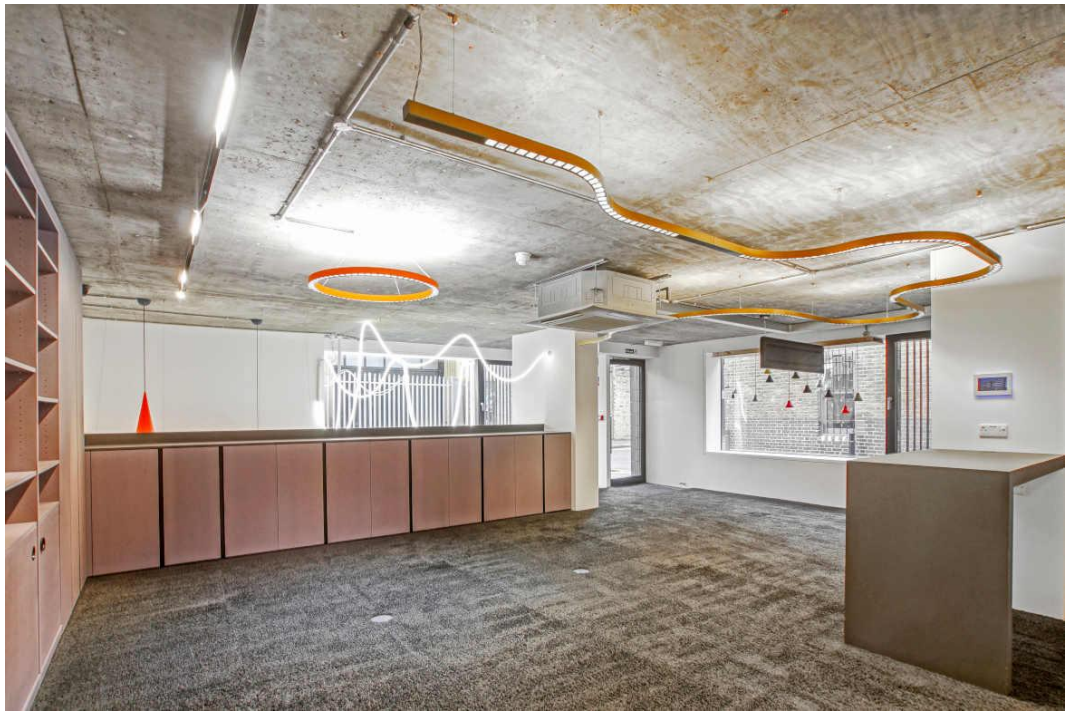
LOCATION

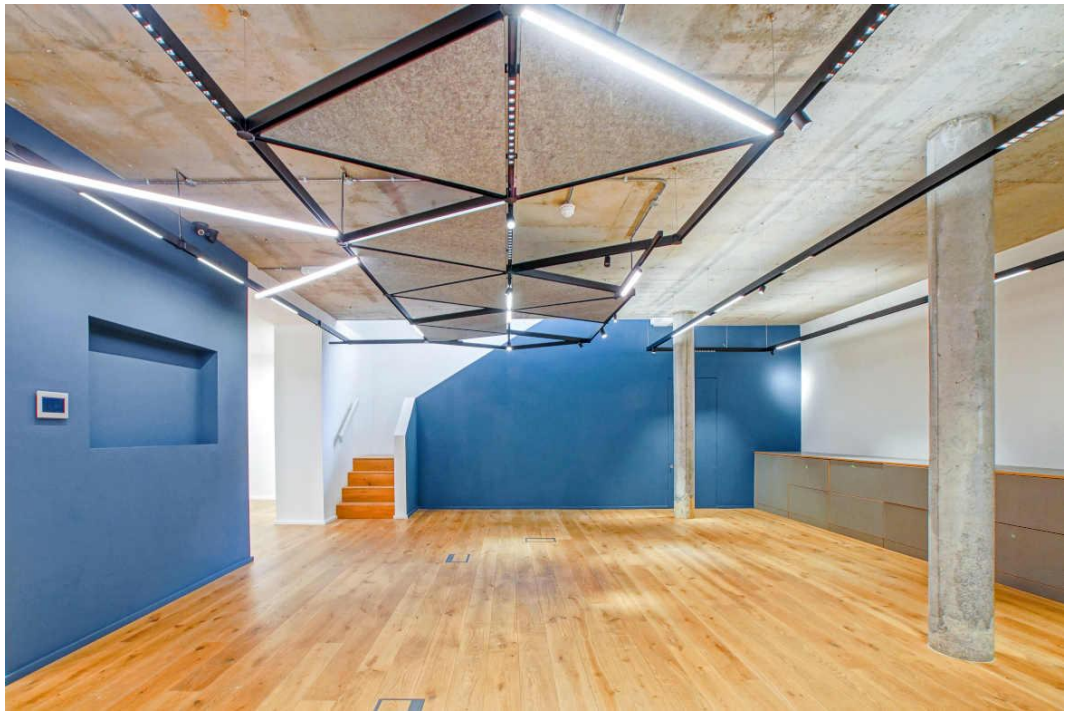
The building is located on Bateman's Row, a throughfare between Curtain Road and Shoreditch High Street. The property is situated in the heart of Shoreditch surrounded by a host of creative occupiers as well as a wealth of cafes, restaurants and bars.

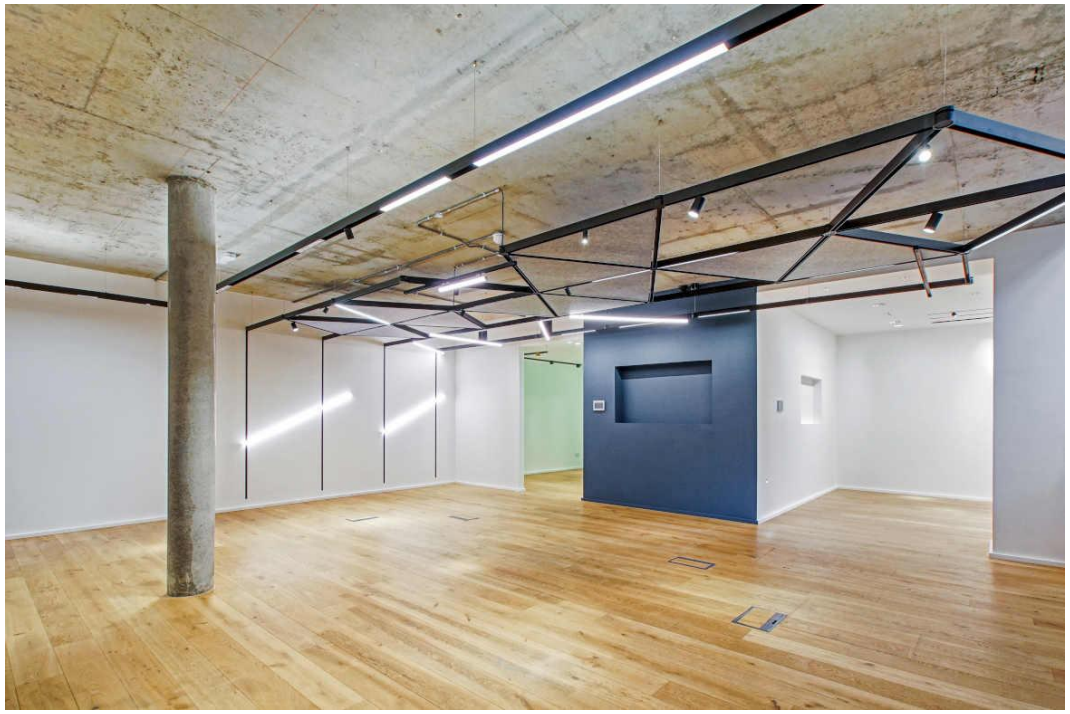
TRANSPORT

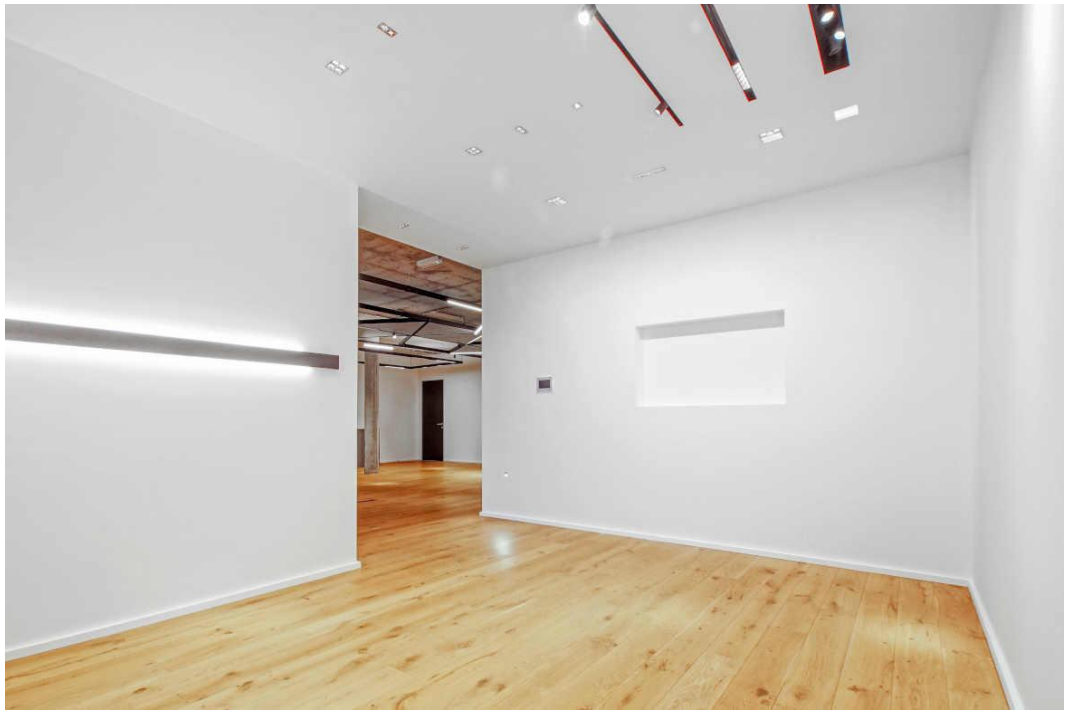
Shoreditch High Street (Overground)
Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail)
Old Street (Northern line and National Rail)
Various bus routes

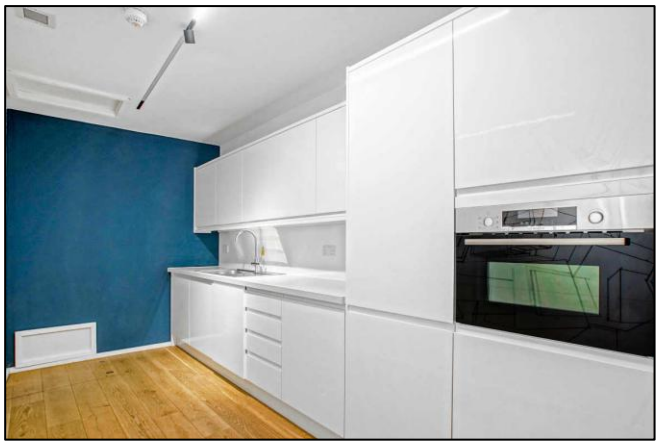
Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the 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 any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.













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

ANTON PAGE 020 7336 1313

Stephen Page
spage@antonpage.com

Harrison Turner
hturner@antonpage.com

*VAT is payable on Rent & Service Charge