



FOR SALE

**First Floor, 23
Bateman's Row, London,
EC2A 3HH**

1,295 sq ft

First Floor Office and
Showroom Space in a
RIBA award winning
building designed by
Theis & Khan



VIDEO TOUR

stirlingackroyd.com



Description

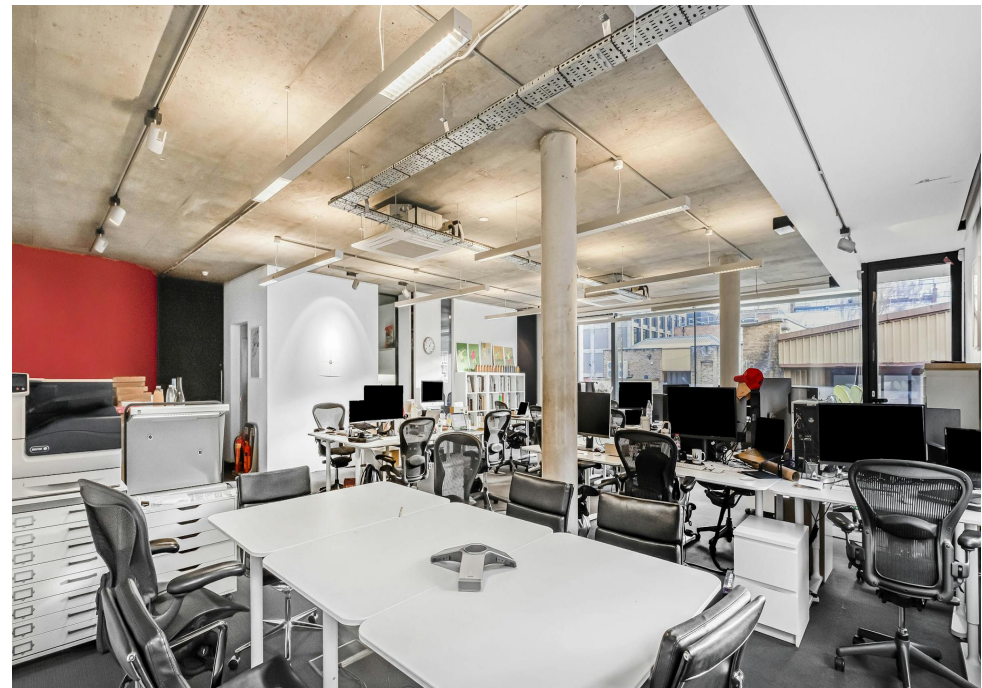
An RIBA award winning building offering beautifully designed commercial space on the first floor, recently configured to create a fully self-contained media style office on the first floor.

The contemporary design offers modern character throughout with polished concrete walls and ceilings, clean lines, and large windows that flood the space with natural light. The WC and shower facilities are currently located in the ground floor common area and are shared between first floor and ground floor tenants. All floors benefit from access to a passenger lift.

Tenancy Schedule can be shared upon request

Key points

- 1,214 square feet on the first floors
- Prominent Shoreditch location
- Open plan layouts
- Excellent natural light via large floor to ceiling windows
- Great ceiling heights
- Passenger lift
- Shared WCs and shower facility
- Walking distance to Shoreditch High Street, Old Street and Liverpool Street Stations



Location

Located on Batemans Row which connects Curtain Road with Shoreditch High Street. The area has fast become known as London's Tech Hub, being home to some of the worlds most innovative tech business, whilst continuing to attract the UK's up and coming businesses from creative and media based industries.

The immediate location on Batemans Row offers easy access to a range of local bars, restaurants, shops and cafes to include such venues as Beyond Burger, Sticks & Sushi, Starbucks, Dishoom, Box Office, Shoreditch House and Tesco's.

Located within walking distance of Shoreditch High Street, Old Street and Liverpool Street Stations, in addition to multiple bus routes in and out of the City, there are great transport links nearby.

Transport Links



Shoreditch High Street 0.1 Miles



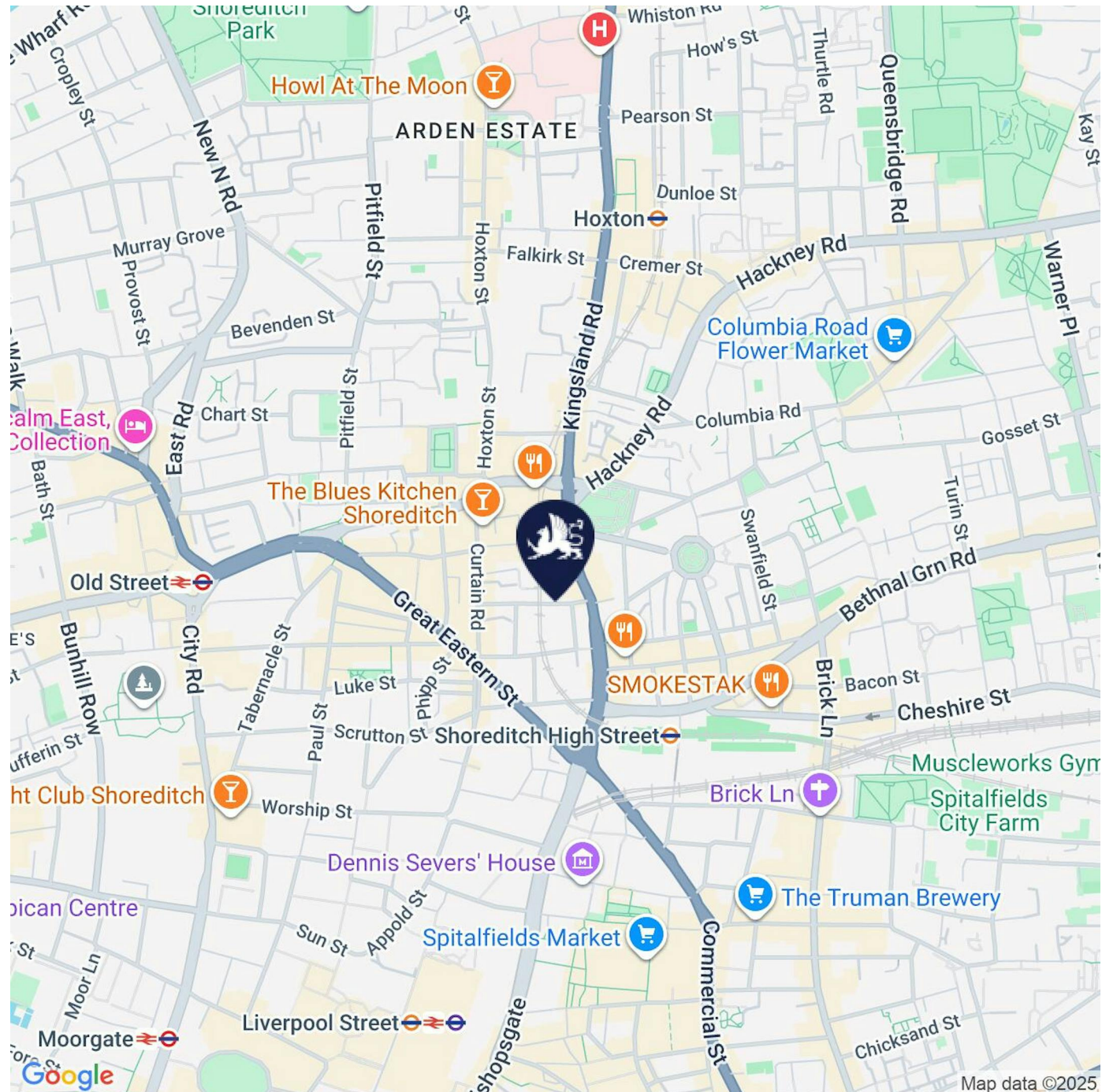
Old Street 0.4 Miles

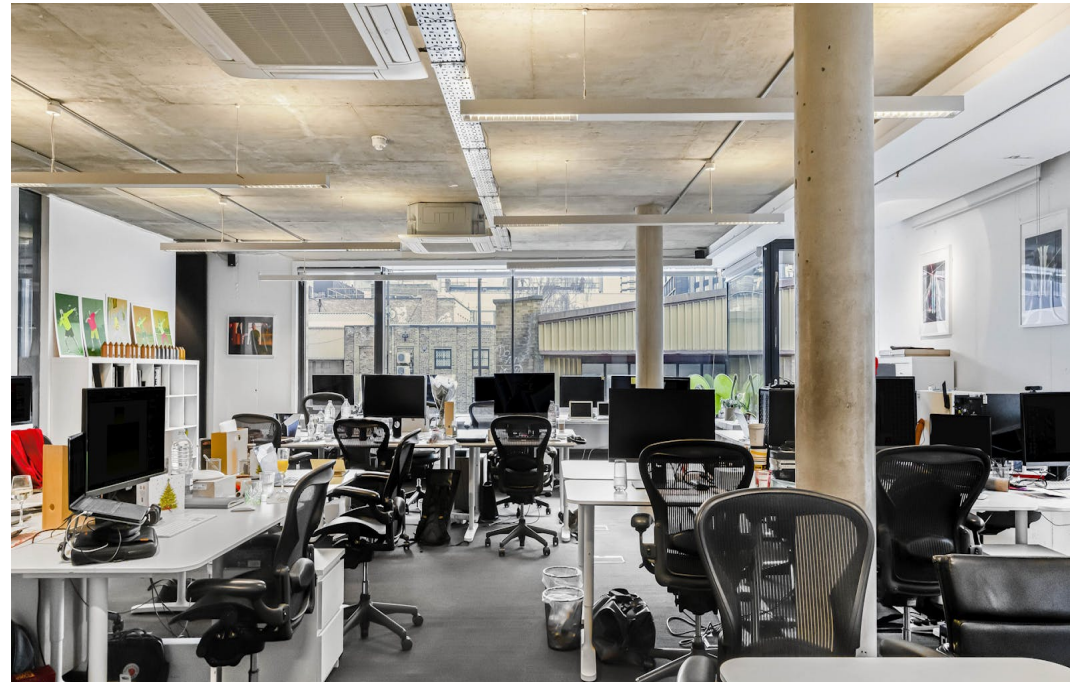


Hoxton 0.4 Miles



Liverpool Street 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
1st	1,295	120.31	Available

Rents, Rates & Charges

Price	£950,000
Rates	£45,864 per annum
Service Charge	£15,844.21 per annum
VAT	On application
EPC	B (37)

Viewing & Further Information



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