



TO LET

**Ground Floor &
Basement, 23
Bateman's Row, London,
EC2A 3HH**

2,208 sq ft

**Contemporary
Showroom/Office Within
RIBA Award Winning
Mixed Use Building
Designed By Theis &
Khan In The Heart Of
Shoreditch**



Description

The showroom/office is arranged over the ground and lower ground floors of this RIBA award winning mixed use property. Offering a fully glazed ground floor, the property's contemporary design offers modern character throughout with polished concrete walls and ceilings, clean lines and large windows offering excellent natural light throughout the ground floor and into the lower ground.

Largely open plan the lower ground offers two meeting rooms and a kitchen area. 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 DDA compliant passenger lift. The unit would suit either a creative agency looking for a unique office space or a showroom occupier.

Key points

- 2,208 Square Feet Arranged Over Ground And Lower Ground Floors
- Open Plan Floor Layouts With Great Ceiling Heights On Both Floors
- Air Conditioning & Passenger Lift
- Shared WCs & Shower Facility
- Excellent Natural Light On All Floors Via Large Floor To Ceiling Windows
- Prominent Shoreditch Location - Walking distance to Shoreditch High Street, Old Street & 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 world's most innovative tech businesses, 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 including 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



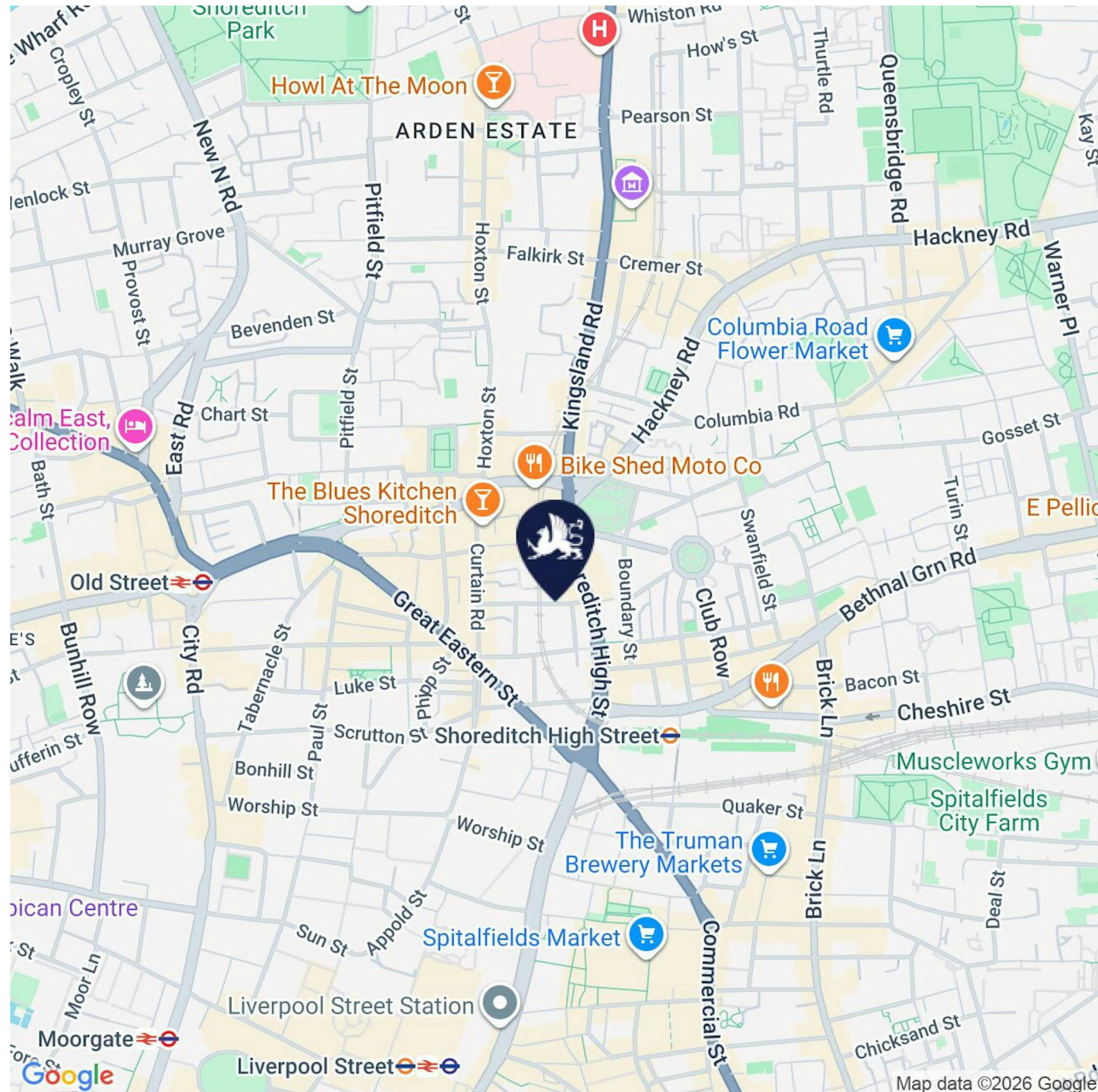
Old Street 0.4 Miles

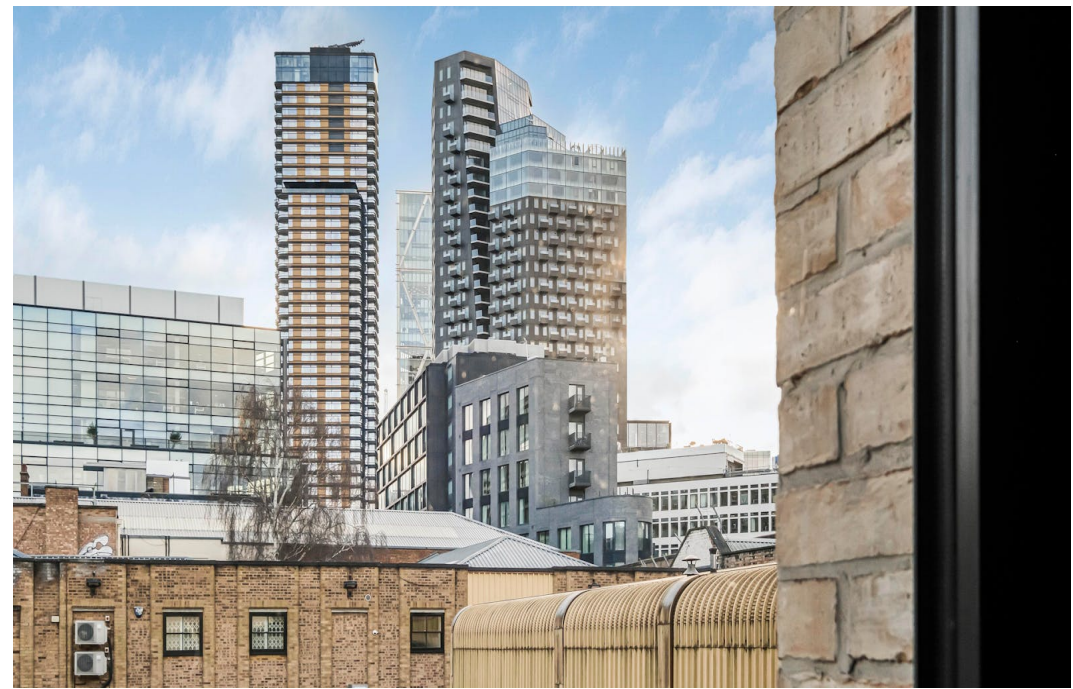


Hoxton 0.4 Miles



Liverpool Street 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Basement	1,632	151.62	Available
Ground	576	53.51	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£72,500 per annum
Rates	£22,338 per annum
Service Charge	£9,718 per annum
VAT	To be confirmed
EPC	B (37)

Viewing & Further Information



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