



**FOR SALE**

**1-6 Batemans Row,  
London, EC2A 3HH**

**1,384 sq ft**

**Self-contained ground  
floor office studio**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

This ground floor office provides 1,384 sq ft open plan, media style office space. The space is open plan with timber flooring, glazed frontage, kitchen, and air conditioning. The space benefits from floor to ceiling frontage providing good levels of natural light.

The premises will especially appeal to creative occupiers looking for an inspiring, light studio space which is perfectly located in the heart of the Shoreditch triangle yet offering a calm working environment.

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## Location

Batemans Row links Curtain Road and Shoreditch High Street, being a prime spot in Shoreditch, adjacent to Nuffield Health gym, and close to the London College of Fashion, Hoxton Pony, Flat Iron, Baille Ballerson and Boxpark. The premises are within walking distance to Old Street, Liverpool Street and Shoreditch High Street Stations.

This busy mixed-use area is occupied by many thriving creative and tech businesses, and is well served by hotels, shops, amenities, transport, eateries and bars.

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## Key points

- Ground floor - 1,384 square feet
- Situated next to Nuffield Health
- Air conditioning
- Glazed frontage with roller shutters
- Good natural light
- Prime location
- Kitchen space
- Timber flooring





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## Accommodation

| Name   | sq ft | sq m   | Availability |
|--------|-------|--------|--------------|
| Ground | 1,384 | 128.58 | Available    |

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## Rents, Rates & Charges

|                |                     |
|----------------|---------------------|
| Price          | £775,000            |
| Rates          | £15.72 per sq ft    |
| Service Charge | £3,129.66 per annum |
| VAT            | Applicable          |
| EPC            | C (54)              |

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## Viewing & Further Information



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