



FOR SALE

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

2,190 sq ft

**Contemporary
showroom/office for sale
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

- 2,190 square feet arranged over ground and lower ground floors
- Prominent Shoreditch location
- Open plan floor layouts with great ceiling heights on all floors
- Excellent natural light on all floors via large floor to ceiling windows
- Air conditioning and passenger lift
- Shared WCs and shower facility
- Walking distance to Shoreditch High Street, Old Street and Liverpool Street Stations
- Ground and lower ground can be offered with vacant possession



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



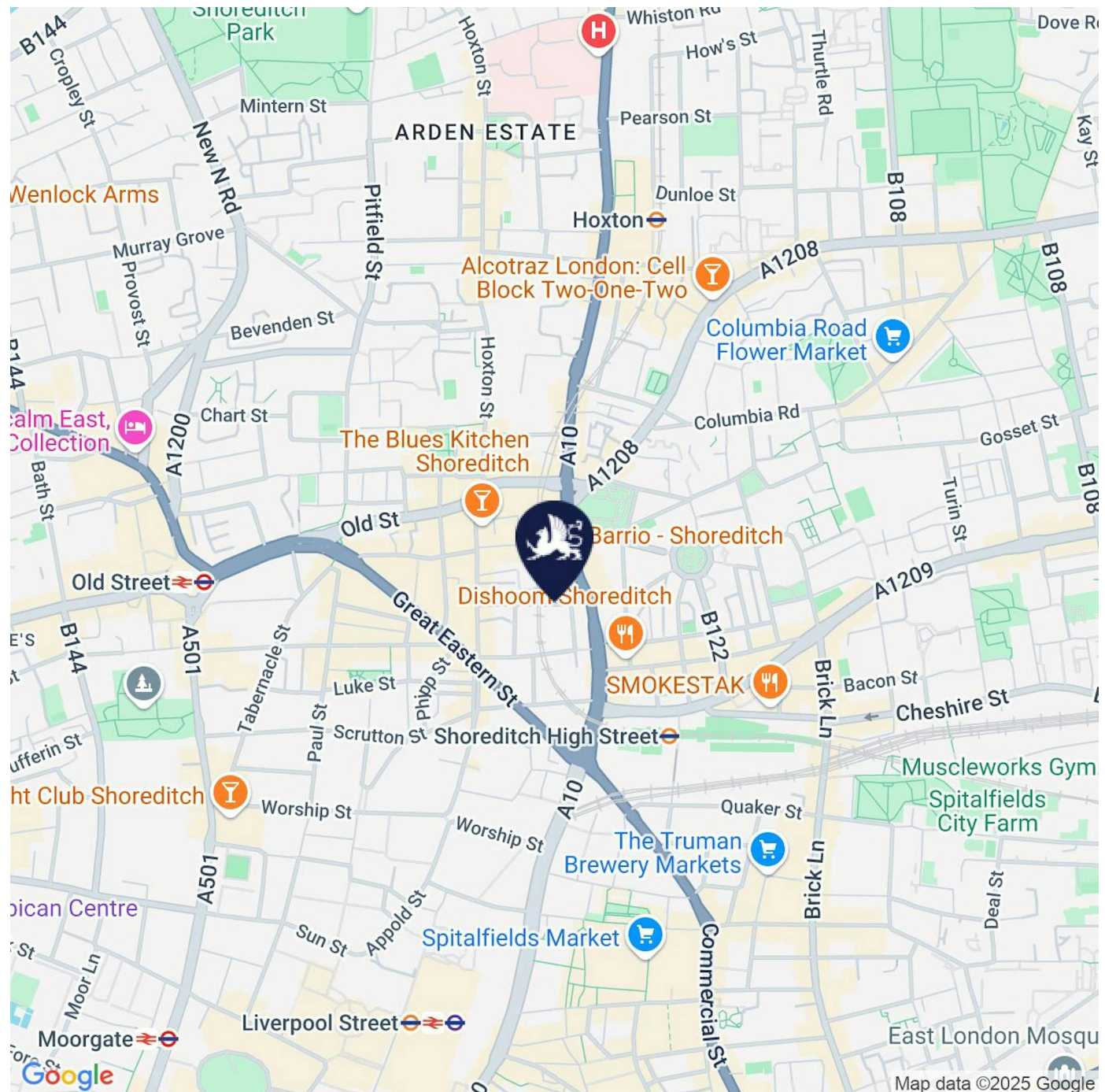
Old Street 0.4 Miles



Hoxton 0.4 Miles



Liverpool Street 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Basement	1,555	144.46	Available
Ground	635	58.99	Available

Rents, Rates & Charges

Price	£975,000
Rates	£22,338.75 per annum
Service Charge	£9,718.18 per annum
VAT	To be confirmed
EPC	B (37)

Viewing & Further Information



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