



TO LET / FOR SALE

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

1,384 sq ft

Self-contained ground
floor office studio



VIDEO TOUR

stirlingackroyd.com



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.

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.

Key points

- Ground floor - 1,384 square feet
- Air conditioning
- Glazed frontage with roller shutters
- Good natural light
- Parking potentially available subject to separate negotiation
- Prime location
- Kitchen space
- Timber flooring





Accommodation

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

Rents, Rates & Charges

Lease	New Lease
Rent	£55,000 per annum
Price	£900,000
Rates	£15.72 per sq ft
Service Charge	£3,129.66 per annum
VAT	Applicable
EPC	C (54)

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com

Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 05/07/2024