

Compton



Shoreditch

7 Bath Place
EC2A 3DR

Refurbished office floors available
for rent in the heart of Shoreditch

For Rent

955 ft²

020 7101 2020
compton.london

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Location

Set on bustling Rivington Street, Bath Place sits almost dead centre in what was the original Shoreditch Triangle before it expanded east to Shoreditch High Street. The area is alive with creative industries and chock full of some of the best cafes, bars and restaurants in London.

Local transport includes the Overground at Shoreditch High Street, Underground and National Rail at Old Street and numerous buses passing along the nearby thoroughfares. Liverpool Street station is about half a mile away and is joined by the new Elizabeth Line, but if you or your visitors still want to drive, private parking may be available in the courtyard, subject to terms.

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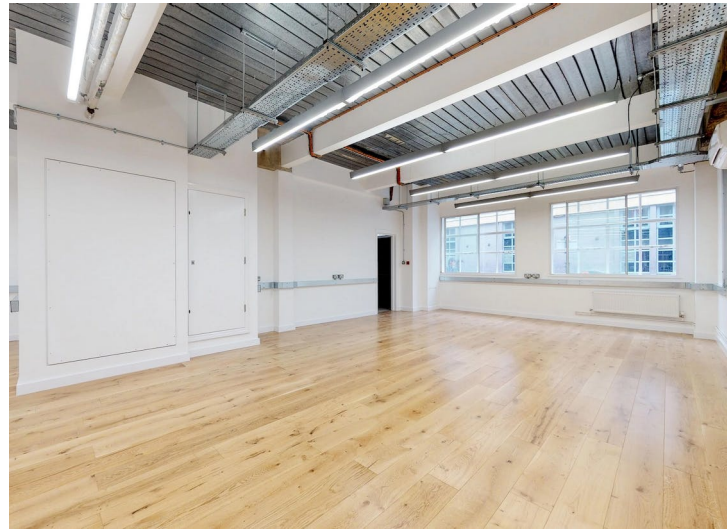
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Amenities

- Refurbished office building in a secure courtyard setting
- Air-conditioning
- Excellent natural daylight throughout
- Perimeter trunking
- Fantastic floor to ceiling heights
- Bicycle racks
- 24-hour access

Description

It's not often that we enthuse about the virtues of post-modern 1980s business parks, but a quite remarkable transformation has been achieved at this recently refurbished and self-contained office at Bath Place in Shoreditch.

On the outside the archetypal allusions to classic architecture are apparent with clear influences from the Georgian era and 1930s: tall arched sashes; a Juliet balcony with French doors; wide art-deco factory style windows; a stone colonnade.

But what sounds like an odd and somewhat random combination on paper has been embraced and utilised to remarkable effect, delivering not only a modern workspace, but also a surprising one.

It's a straight-up 21st century reinterpretation that sits comfortably alongside the neighbourhood's many new buildings and warehouse conversions, but exhibits a particular character that stands apart from the crowd.

The office is arranged over 4 storeys, with 623ft² on the ground floor and a roughly even split of around 950ft² to each of the upper levels, giving a total floor area of 3454ft². The general impression is that of a contemporary commercial take on a classic 19th century townhouse.

Specification includes slender strips of led lighting, air conditioning and exposed services in galvanised conduit all suspended from the ceilings; waist height perimeter trunking and a combination of engineered oak and polished concrete floors.

As well as exploiting a fairly short heritage and working with the original architecture, the refurbishment revealed a delightful discovery on the ground floor: a barrel vaulted concrete soffit to match anything at the Barbican or South Bank.

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Content

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	949	£39.50	£17.50	£6.21	£4,998.86	£59,986.29	Let
2nd	955	£35	£17.50	£6.21	£4,672.34	£56,068.05	Available

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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