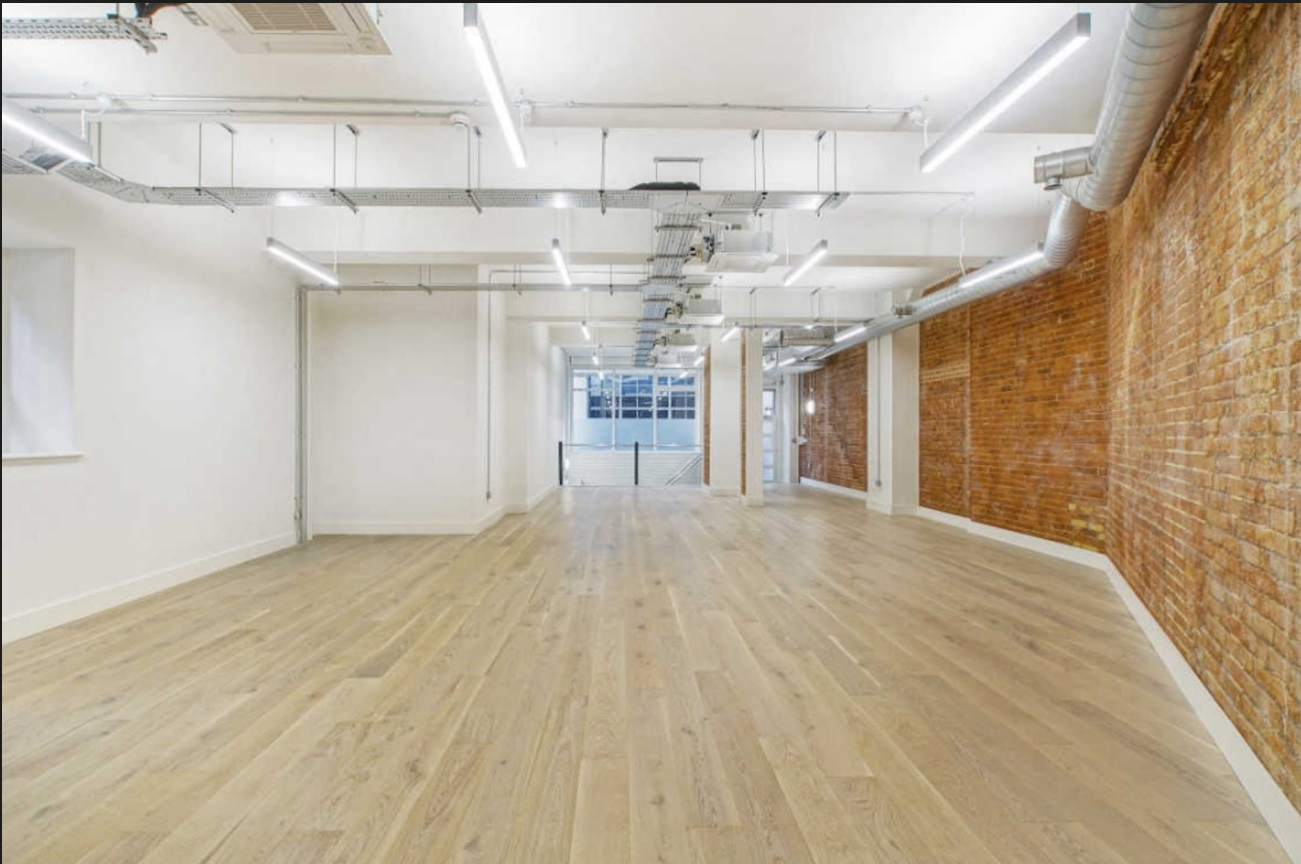




1 Bath Street, Shoreditch, London, EC1V 9LB

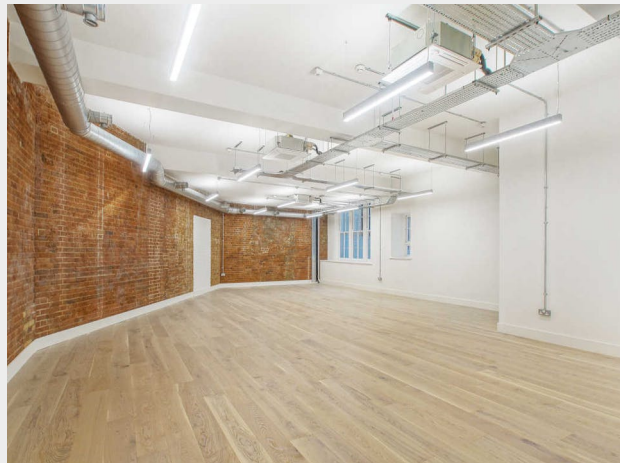


TO LET

2,859 sq ft / 265.61 sq m

Commercial

Self-Contained Ground and Lower Ground Commercial Unit



- Self-contained
- Excellent floor to ceiling height
- Air-conditioning system
- Exposed brickwork
- Wooden flooring
- Demised WC
- Entry phone system
- Security shutters

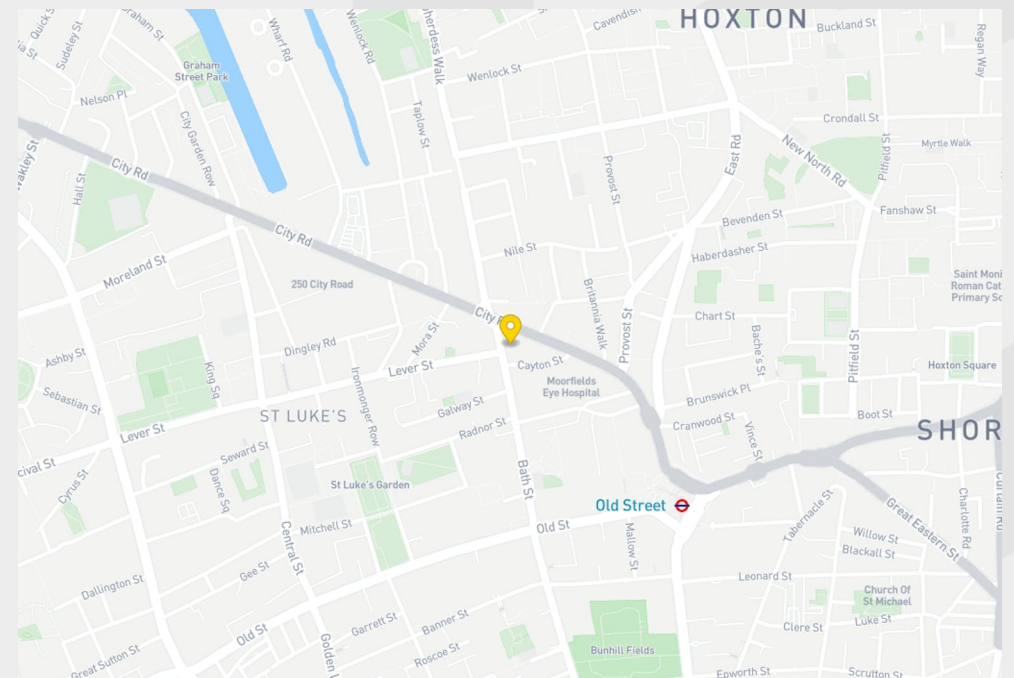


Description

A self-contained unit benefitting from a high-quality refurbishment throughout. The unit provides excellent ceiling heights over both ground and lower ground, exposed brickwork, timber flooring as well as heating and cooling system.

Location

The building is located at the northern end of Bath Street close to the junction with City Road. Old Street underground station (Northern Line and First Capital Connect) is a five-minute walk to the south with Barbican underground station (Metropolitan, Hammersmith & City and Circle Line) and Shoreditch High Street Station (Overground Line) both accessible within a 15-minute walk.



Accommodation / Availability

Name	Building Type	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge	EPC	Availability
Ground	Office	1,262	117.24	£39.50	£9.85	n/a	C	Available
Lower Ground	Office	1,597	148.37	£39.50	£9.85	n/a	C	Available
Total		2,859	265.61	£39.50	£9.85			

Tenure

New Lease

EPC

C

VAT

Applicable

Configuration

Not Fitted

Contacts

Tom Schwier

07583037559

tom.schwier@strettons.co.uk

Luke Marioni

07811651752

luke.marioni@strettons.co.uk



Further Information

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 03/04/2023