

Second Floor

7 Bath Place, London, EC2A 3DR

Refurbished office floor, on the second floor of an attractive courtyard development in the heart of Shoreditch

955 sq ft
(88.72 sq m)

- Great natural light
- Comfort cooling / heating
- Great ceiling height

Second Floor, 7 Bath Place, London, EC2A 3DR

Summary

Available Size	955 sq ft
Rent	£33,500 per annum NO VAT
Business Rates	We await details of the assessment from the Valuation Office
Service Charge	£9,000 per annum Including electricity, water, cooling and heating
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Included in the service charge
EPC Rating	B (46)

Description

Refurbished office floor, in an attractive courtyard development in the heart of Shoreditch. Great floor to ceiling height and natural light with wooden floors, comfort cooling / heating and LED lighting. A furnished option maybe available, subject to additional cost, details upon request.

Location

Located on Rivington Street, between Great Eastern Street and Garden Walk, Bath Place forms part of a quiet courtyard development in the heart of Shoreditch. Old Street, Shoreditch High Street and London Liverpool Street Stations are within easy walking distance. The 'Shoreditch Triangle' is a busy mixed-use area occupied by many thriving creative and tech businesses and is well served by hotels, shops, amenities, transport, eateries and bars.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
2nd - Second Floor	955	88.72	To Let	Available

Terms

A new effective full repairing and insuring lease for a term to be agreed.

Business rates

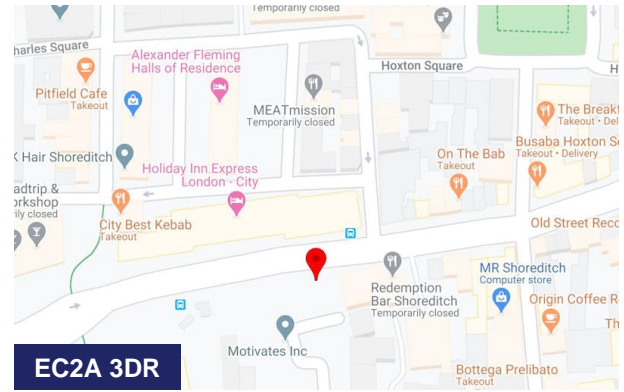
We await details of the assessment form the Valuation Office.

Service charge

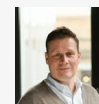
Estimated at £9,000 per annum to include heating, cooling and utilities.

Buildings insurance

Estimated at £900 for the current year.



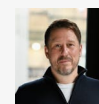
Viewing & Further Information



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General Notes

Net Internal Area

No.	Issue	Revision/Issue	Date
1			04/07/17

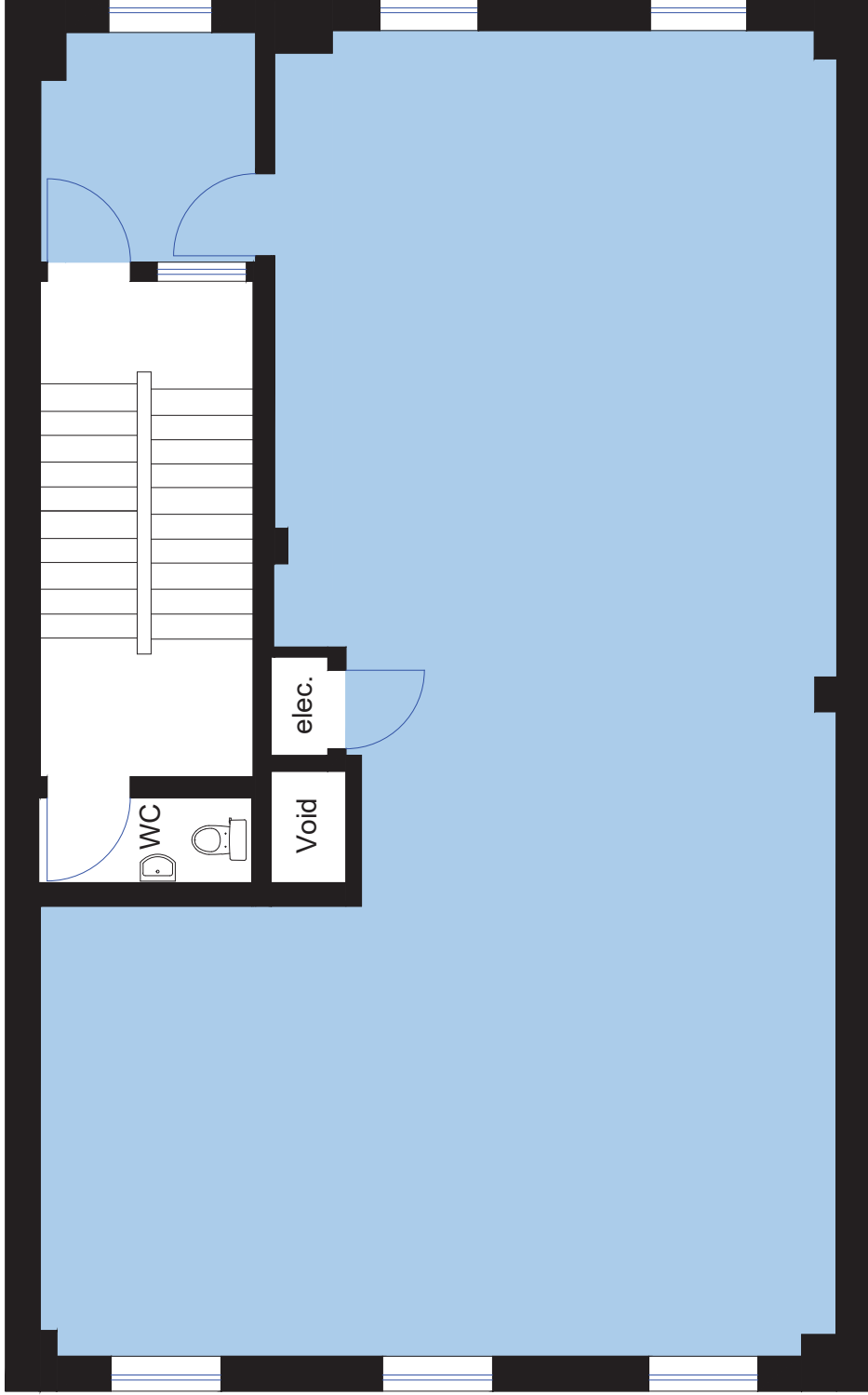
Firm Name and Address

sterlingtemple
0203 4639225
www.sterlingtemple.com

Project Name and Address

7 Bath Place
London
EC2A 3DR

Project	Sheet
17.06.1296	Second Level
Date	Floor Plan
July 4th 2017	
Scale	
1:50 @ A3	



Second Level