

# 1 Bath Street, Shoreditch, London, EC1V 9LB

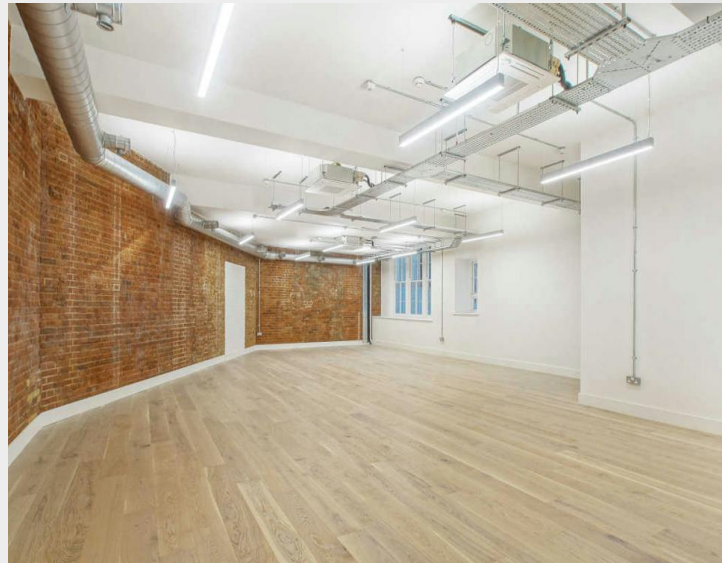
## **TO LET**

Office

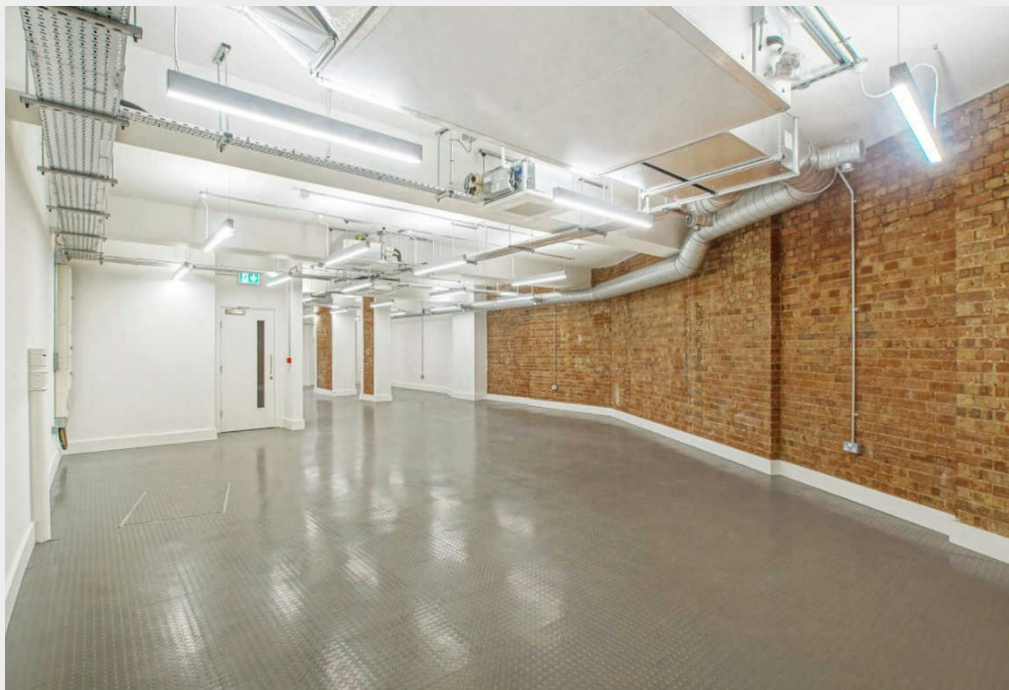
2,859 sq ft / 265.6 sq m

£31 per sq ft

# 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

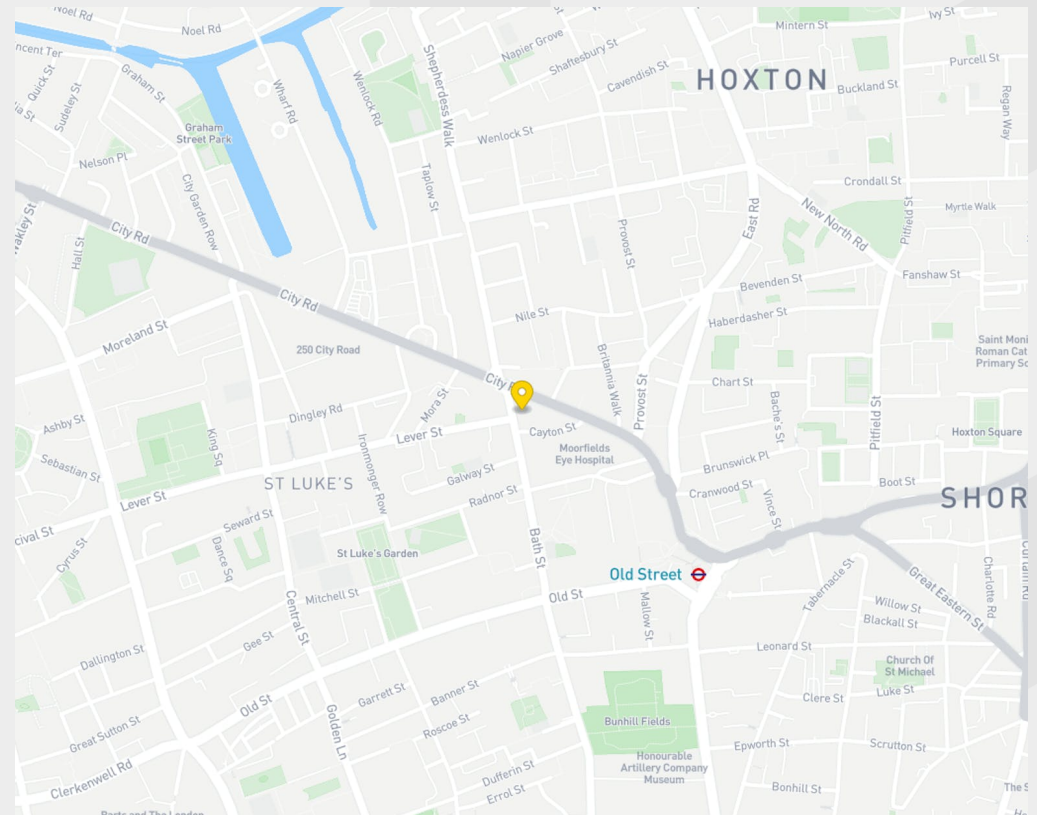


## Description

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

Unit	Building Type	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service charge	EPC	Availability
Ground	Office	1,262	117.2	-	On application	n/a	C	Available
Lower Ground	Office	1,597	148.4	-	On application	n/a	C	Available
Unit - Total	Office	2,859	265.6	£31.00 per sq ft	£9.85	n/a	C	Available

### Tenure

New Lease

### EPC

C

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

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