



PER ANNUM

£180,000 Per Annum

Bath Place

London, EC2A 3DR

LOCATION

Located in the heart of Shoreditch on Curtain Road with an array of shops, bars and restaurants on your doorstep as well as Hoxton Square, Brick Lane and Shoreditch High Street being close by. Transport links include Liverpool Street, Old Street and Shoreditch High Street Stations which are all just a few moments walk.

DESCRIPTION

30 desks, 2 meeting room office.

From the moment you walk into 2 Bath Place, you'll be welcomed into a place you'll not only want to work – but a fun, cheerful and creative space that you'll look forward to spending time in, surrounded by other like-minded people. A comfortable lounge area invites you and your clients inside, with a staffed reception desk. This area leads into the shared area, where you'll often find people playing ping pong, chatting, preparing a cup of coffee or tea, or having a meeting in one of the tables conveniently tucked away on the side of the space. Head upstairs for a more focused environment that consists of several office spaces in a variety of sizes. The office includes meeting spaces designed with all the comforts needed to make your presentations successful, while the café inspired shared space on the ground floor offers cereal, milk, coffee and tea for all staff and clients to enjoy. No detail has been left out in our facility, which includes showers, bike storage, free guest Wi-Fi and high-speed broadband – and access to a spectacular Roof Garden for a sunny break or an impressive client meeting. Additional amenities, to make your life that much easier, include 24-hour access, 24/7 security, on site management, admin support, IT services, meeting rooms, event spaces and so much more. Our office is conveniently located in the heart of Shoreditch just a 5-minute walk away from Old Street tube station, and is surrounded by an abundance of lively pubs, restaurants and bars that enhance this property and make it the ideal office space.

- 5-minute walk to Old Street Station (Northern Line / Great Northern Railway)
- 9-minute walk to Shoreditch High Street (Overground)
- 15-minute walk to Liverpool Street Station (TFL Rail, Central, Circle, Metropolitan and Hammersmith & City Lines)

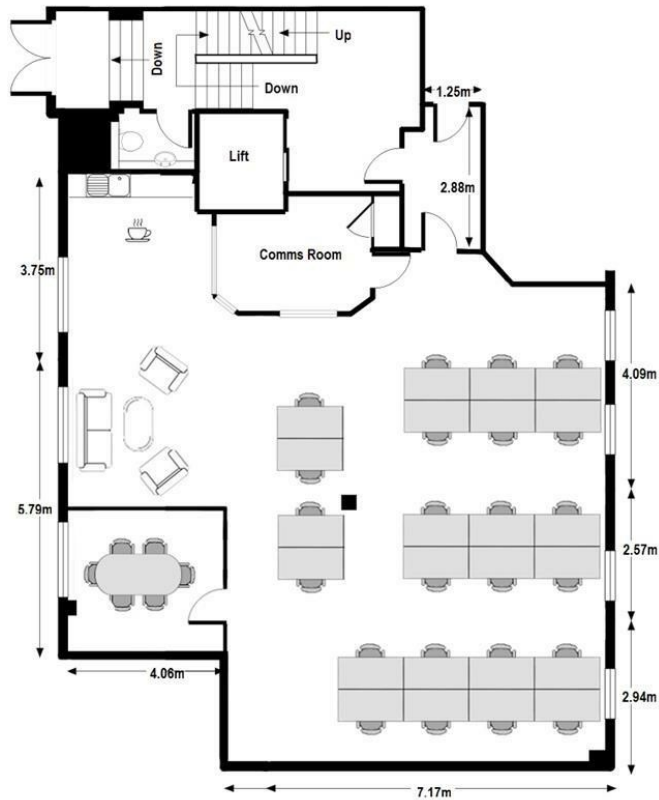
- CCTV
- Disabled access
- High speed internet
- Reception
- IT Support
- Cleaning/Maintenance
- Breakout space
- Free tea and coffee
- Printing/Photocopying
- Postal services





OFFICE 1.2

1,400 SQFT
25 DESK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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