

# 2 BATH PLACE

RIVINGTON STREET, LONDON, EC2A 3DR



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

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 WiFi 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, I.T services, meeting rooms, event spaces and so much more.

## LOCATION

The 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.

## SPECIFICATION/AMENITIES

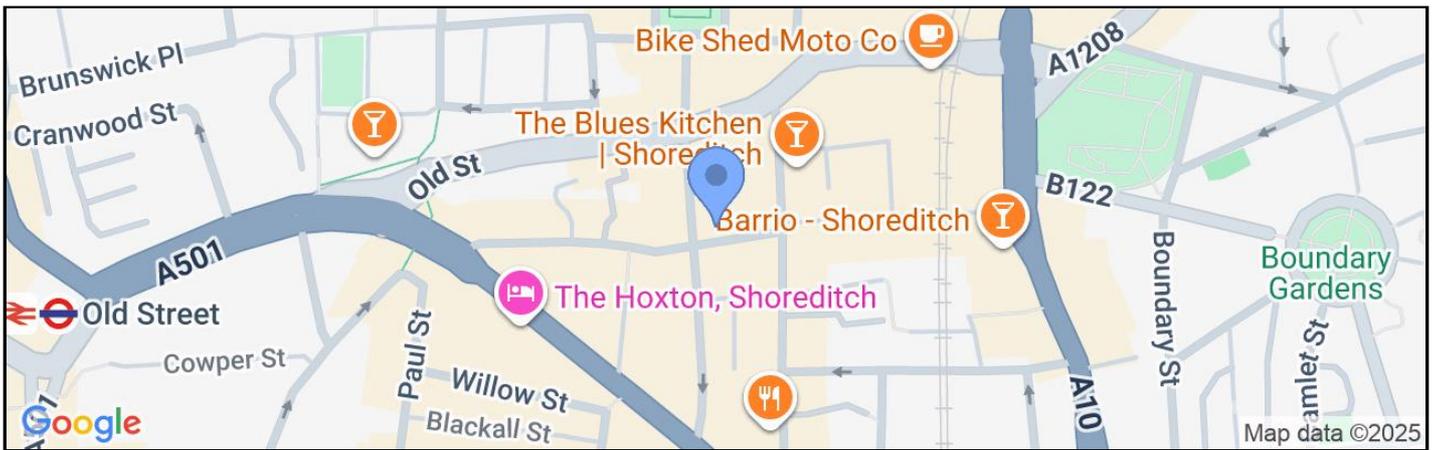
- 24 hour Access
- IT Solutions
- Staffed reception
- Meeting Rooms
- Catering
- Office Furniture
- Wifi
- Showers

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**ANDREW MCCALLUM**

0203 440 9809

andrew@gryphon.uk.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. September 2025