



TO LET

**First Floor Front, 17
Willow Street, London,
EC2A 4BH**

842 sq ft

Brilliant Character Filled
Warehouse Office in the
Heart of Shoreditch



VIDEO TOUR

stirlingackroyd.com

Description

The unit is well located in an industrial style building on Willow Street, which runs adjacent to the main thoroughfare of Great Eastern Street. The area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels including the Leonard circus weekly food market. The property boasts original warehouse features such as exposed brickwork, original timber floors and an open plan layout. Alongside benefiting from excellent natural light, a Juliette balcony, a kitchenette and WC.

Service Charge includes; refuse collection, contribution towards building insurance, communal utilities and communal cleaning.

Key points

- Classic Shoreditch Warehouse Conversion
- Completely Open Plan Studio Office
- Original Timber Floors
- Tons of Character
- Excellent Transport Links
- Large Loading Doors
- Class E Unit
- WC



Location

The building's position between four key transport hubs provides excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations.

Transport Links



Old Street 0.2 Miles



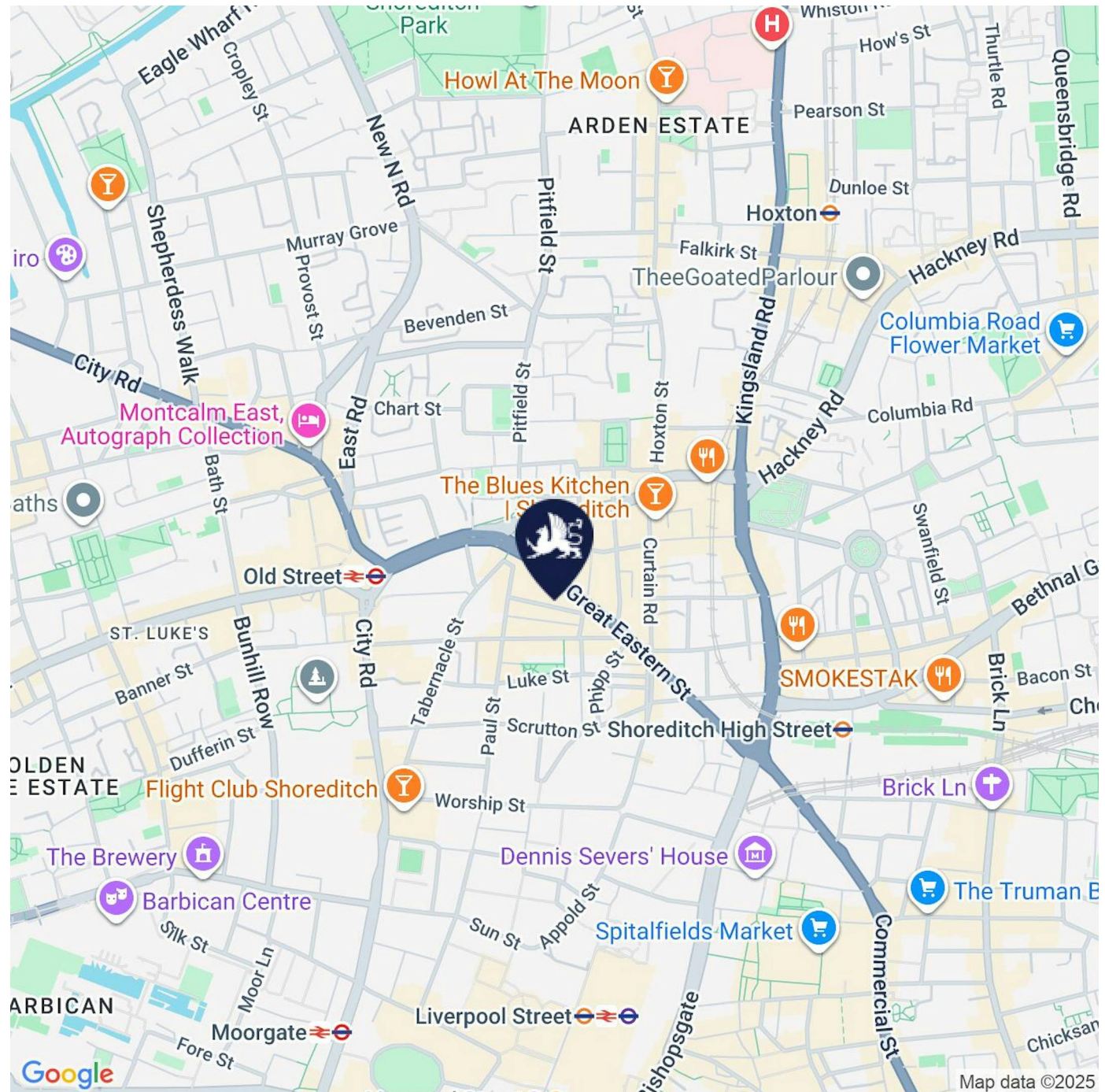
Shoreditch High Street 0.3 Miles



Hoxton 0.5 Miles



Liverpool Street 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
1st - (Front)	842	78.22	Available

Viewing & Further Information



Brett Sullings
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07826547772
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Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£18.50 per sq ft
Service Charge	£2.62 per sq ft
VAT	Not applicable
EPC	C (63)

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