



**STIRLING
ACKROYD**

TO LET

**Unit F2, First Floor, 17
Willow Street, London,
EC2A 4BH**

1,117 sq ft

Warehouse Office in the
Heart of Shoreditch



VIDEO TOUR

stirlingackroyd.com



Description

The unit benefits from a range of original warehouse features that create a distinctive and attractive working environment. These include exposed brickwork, original timber flooring and a versatile open plan layout that is a good fit for a variety of commercial uses. The space also offers excellent natural light throughout, further building the pleasant working environment.

In addition to the main workspace, the property includes a separate meeting room, ideal for private discussions and team collaboration. Alongside a kitchenette on a raised platform, offering a convenient breakout area for staff.

Service Charge includes; refuse collection, contribution towards building insurance, communal utilities and communal cleaning, ensuring the building is well maintained.

Key points

- Classic Shoreditch Warehouse Conversion
- Completely Open Plan Studio Office
- Excellent Natural Light
- Excellent Transport Links
- Kitchenette
- Class E Unit



Location

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. Benefiting from excellent connectivity with Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations close by.

Transport Links



Old Street 0.2 Miles



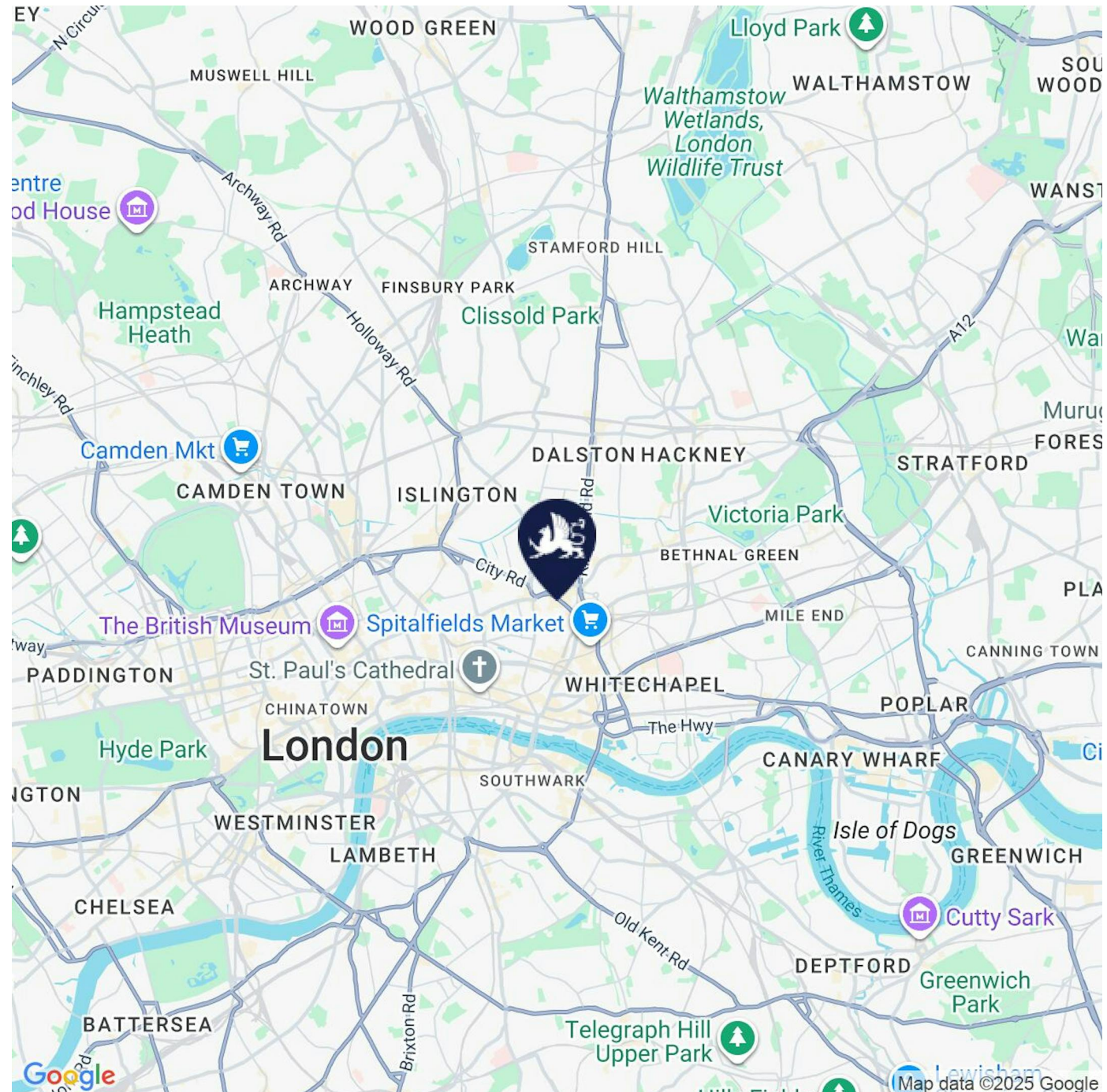
Shoreditch High Street 0.3 Miles



Hoxton 0.5 Miles



Liverpool Street 0.5 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£16 per sq ft
Service Charge	£3,500 per sq ft
VAT	Not applicable
EPC	C (71)

Viewing & Further Information



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