

AVAILABLE TO LET

17 Willow Street

17 Willow Street, Shoreditch, London, UK EC2A 4BH



Office for rent, 690 sq ft, £32,000 per annum

To request a viewing call us on 0203 911 3666 For more information visit https://www.realla.co.uk/m/43891-17-willow-street-17-willow-street Lucy Stephens lucys@stirlingackroyd.com

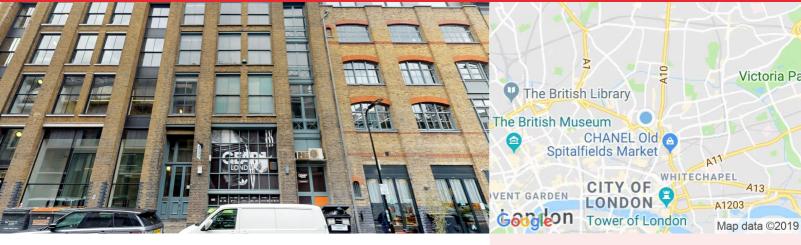
Samantha-Jo Roberts samanthajor@stirlingackroyd.com

17 Willow Street

17 Willow Street, Shoreditch, London, UK EC2A 4BH

To request a viewing call us on 0203 911 3666





RENT REDUCTION - Stunning penthouse studio to rent in the heart of Shoreditch, with timber exposed pitched roof and exposed brickwork, of particular interest to creative and design occupiers

Comprising the top floor (third) of a beautiful converted Victorian warehouse on Willow Street which is the heart of Shoreditch, being directly opposite the Nobu Hotel and having views over Great Eastern Street. Boasting all the features of a typical Shoreditch loft, such as exposed brickwork, exposed timber pitched roof with mezzanine meeting room. The flooring and kitchen are made from a unique veneered chipboard providing a quirky twist to the space. The space would be ideal for companies up to 10 people and are available immediately.

A short walk from Old Street, Shoreditch High Street and Liverpool Street stations, the premises are ideally located for the restaurants, bars, cafe's and shopping facilities which the area has become so well known for.

VR Tour available on the microsite - take a virtual walk around the space!

Highlights

- VR TOUR AVAILABLE ON MICROSITE
- Timber pitched roof
- · Exposed brickwork
- Mezzanine meeting room/private office
- Chipboard finish to flooring and kitchen
- · Shared WC facilities
- Set within a converted Victorian warehouse
- Excellent natural light
- Opposite the Nobu Hotel Shoreditch
- More photos and VR tour on microsite

Property details

Rent	£32,000 per annum
Est. S/C	£1,450 per annum
Est. rates payable	£11.03 psf £7,611 per annum
Building type	Office
Size	690 Sq ft

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Third	690	£46.38	£2.10	£11.03	£41,060.70	Available

More information

Visit microsite

https://www.realla.co.uk/m/43891-17-willow-street-17-willow-street

Contact us

Stirling Ackroyd

40 Great Eastern Street, London EC2A 3EP

- www.stirlingackroyd.com/commercial
- ****0203 911 3666
- commercial@stirlingackroyd.com
- f facebook.com/StirlingAckroyd/

Lucy Stephens

Stirling Ackroyd

- ****02039113667
- lucys@stirlingackroyd.com

Samantha-Jo Roberts

Stirling Ackroyd

- **4** 0203 911 3672
- samanthajor@stirlingackroyd.com

George Brereton

Stirling Ackroyd

- ****0203 911 3668
- georgeb@stirlingackroyd.com

09/10/2019&nsbp; Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.