



**AVAILABLE TO LET**

# 17 Willow Street, EC2

17 Willow Street, London EC2A 4BH



Office for rent, 842 sq ft, £47.50 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/44469-17-willow-street-ec2-17-willow-street>

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### 842 sq ft second floor creative office to let

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 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. Crossrail's opening at Liverpool Street Station later this year will further reduce travel times locally and regionally.

#### Highlights

- Exposed brickwork
- Juliette balcony
- Kitchenette
- WC and shower
- Excellent natural light
- Original timber floors
- Open plan layout

#### Property details

Rent	£47.50 psf
Est. S/C	£2,208 per annum
Est. rates payable	£9,329 per annum
Building type	Office
Size	842 Sq ft
VAT charges	VAT applicable

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Second Floor	842	£47.50	£2.62	£11.08	£51,532.00	Available

#### More information

[Visit microsite](#)

<https://realla.co/m/44469-17-willow-street-ec2-17-willow-street>

#### Contact us

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Quote reference: RENT-44469

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