

# 4 HOLYWELL ROW SHOREDITCH EC2A 4JF

Size

3,478 SqFT

Price

£27,000 PCM

# BASE

ANY OFFICE, MANAGED.







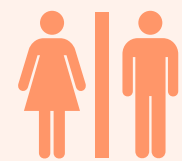
## THE BUILDING

Comprising a beautiful two storey self contained former warehouse property The building is characterized by Crittall windows and exposed brickwork, a large portion of the ground floor has incredible double ceiling height. The space has been part furnished and there is flexibility to add more. These private offices are perfect for creative companies who need a flexible lease on competitive terms.

## AVAILABILITY

FLOOR	STATUS	SIZE	£ SQ FT	RENT
G & LG	Available	3,478 SqFt	93	27,000

## AMENITIES



WC Facilities



Great Ceiling Heights



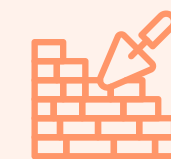
Prime Shoreditch



Warehouse Style Features



E Class Use



Exposed Brickwork



24 Hour Access



Great Transport Links



Meeting Rooms

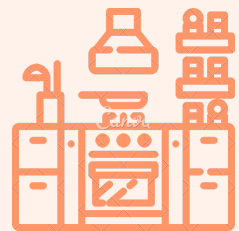
## WHAT'S INCLUDED?

We deliver a comprehensive managed solution saving you time, money, and energy. Our goal is to make your office an inspiring environment where your team can effortlessly come together to achieve great things.



### SIMPLE PAYMENT TERMS

An all inclusive monthly fee making the overheads easy to manage & forecast. Rent, business rates, utilities, service charge, all baked into one. It's that simple!



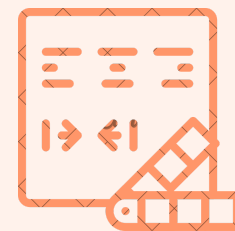
### FULLY EQUIPPED KITCHENS

Our commitment includes fully equipped kitchens so you and your team can cook up a storm in the office.



### TECH ENABLED SPACES

Securely managed Wifi with resilient infrastructure and easy to use meeting room facilities.



### CUSTOMISATION

We recognise the significance of individual drivers, values, and ambitions in the realm of office spaces so we delve into your requirements to offer a tailored solution that suits.



### MAINTENANCE

Up-keep, cleaning and general maintenance on an ongoing basis to make sure the space remains fresh & functional.



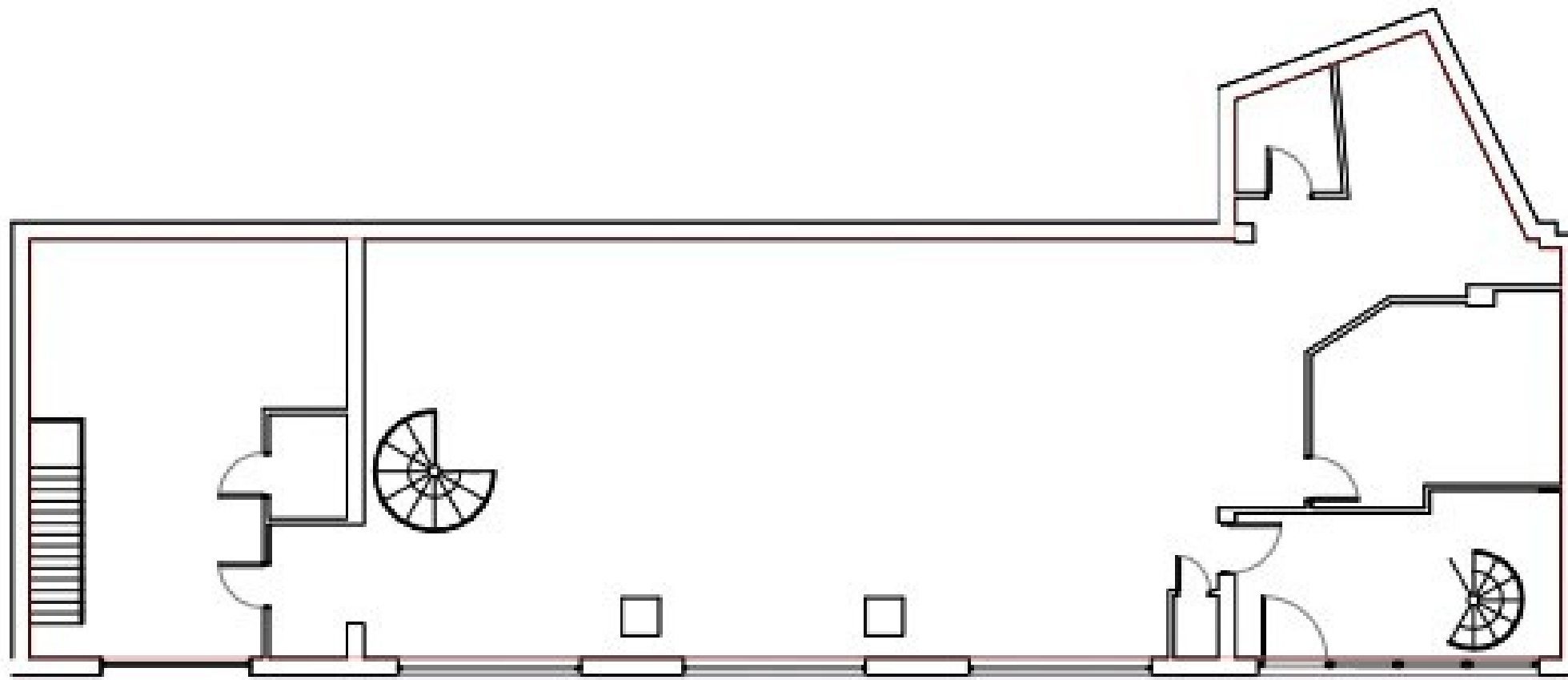
### 24/7 CUSTOMER SUPPORT

Throughout the tenancy, our 24/7 customer support team is always on hand to ensure the workspace runs as smoothly as it did from day one.

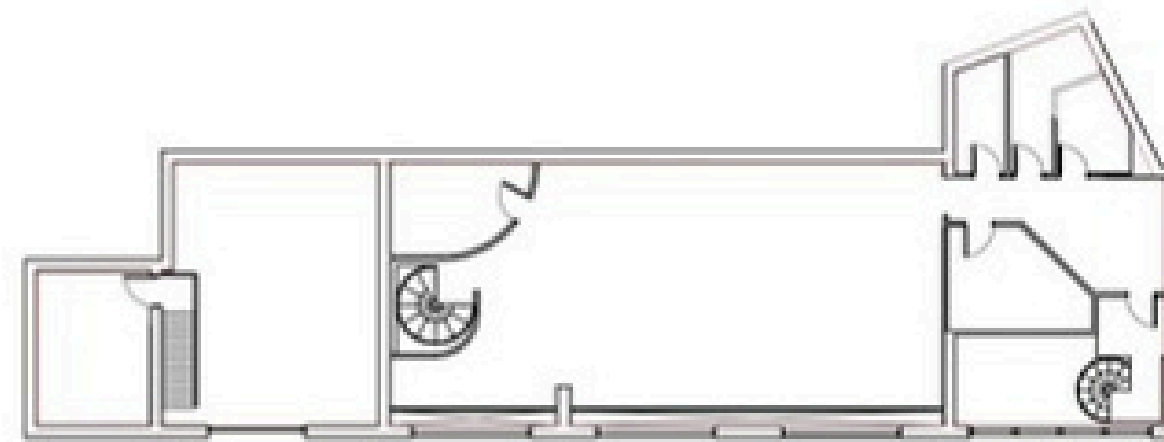
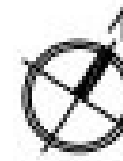








Ground Floor Plan 1:200



First Floor Plan 1:200

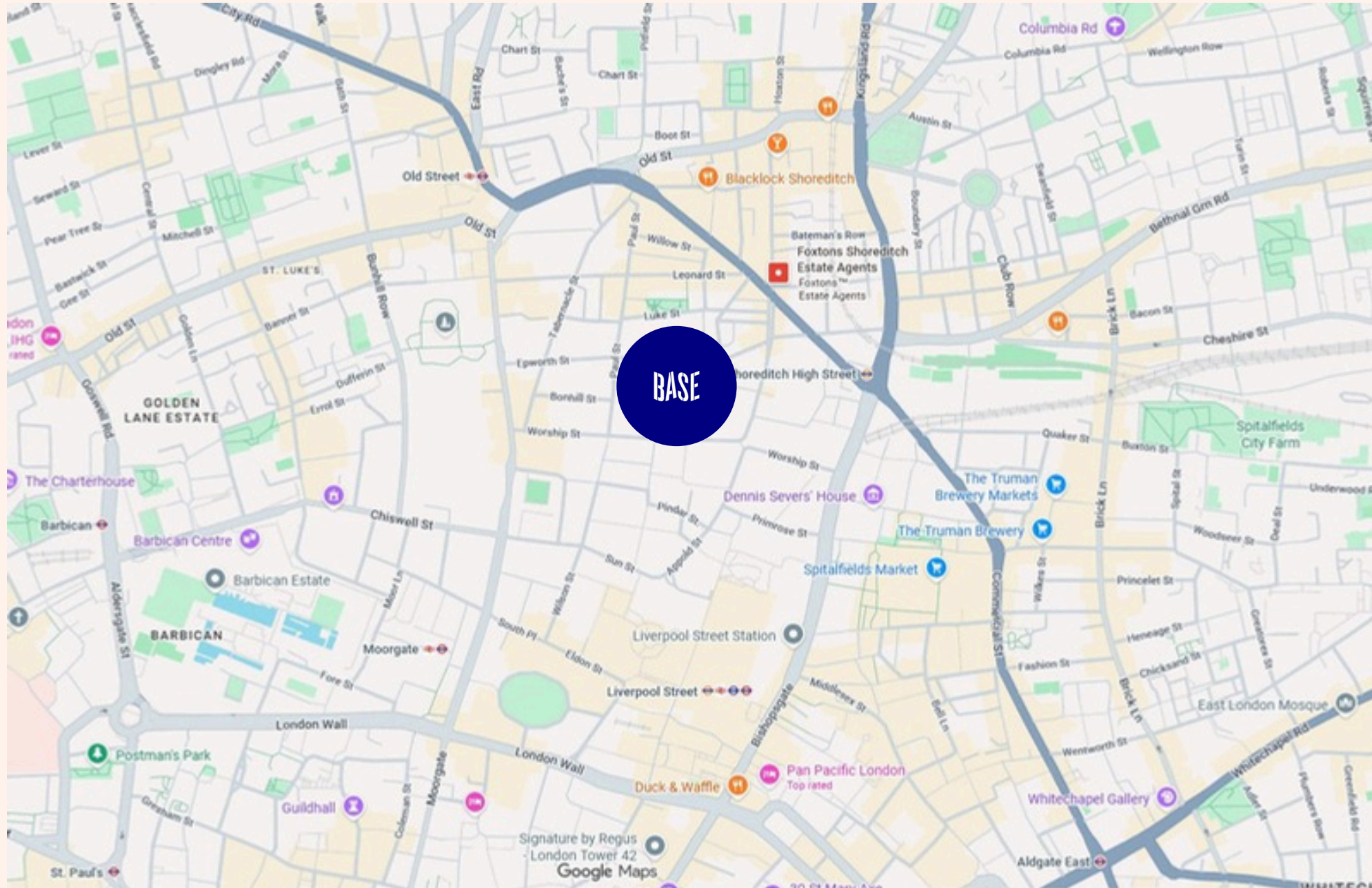


Site Location Plan 1:1250



# LOCATION

# TRANSPORT



The building is well positioned in the heart of prime Shoreditch and only a short walking distance from Old Street Roundabout and Liverpool Street Station. The location benefits from being amongst a host of bars and restaurants and some of the leading commercial occupiers in the City Fringe.

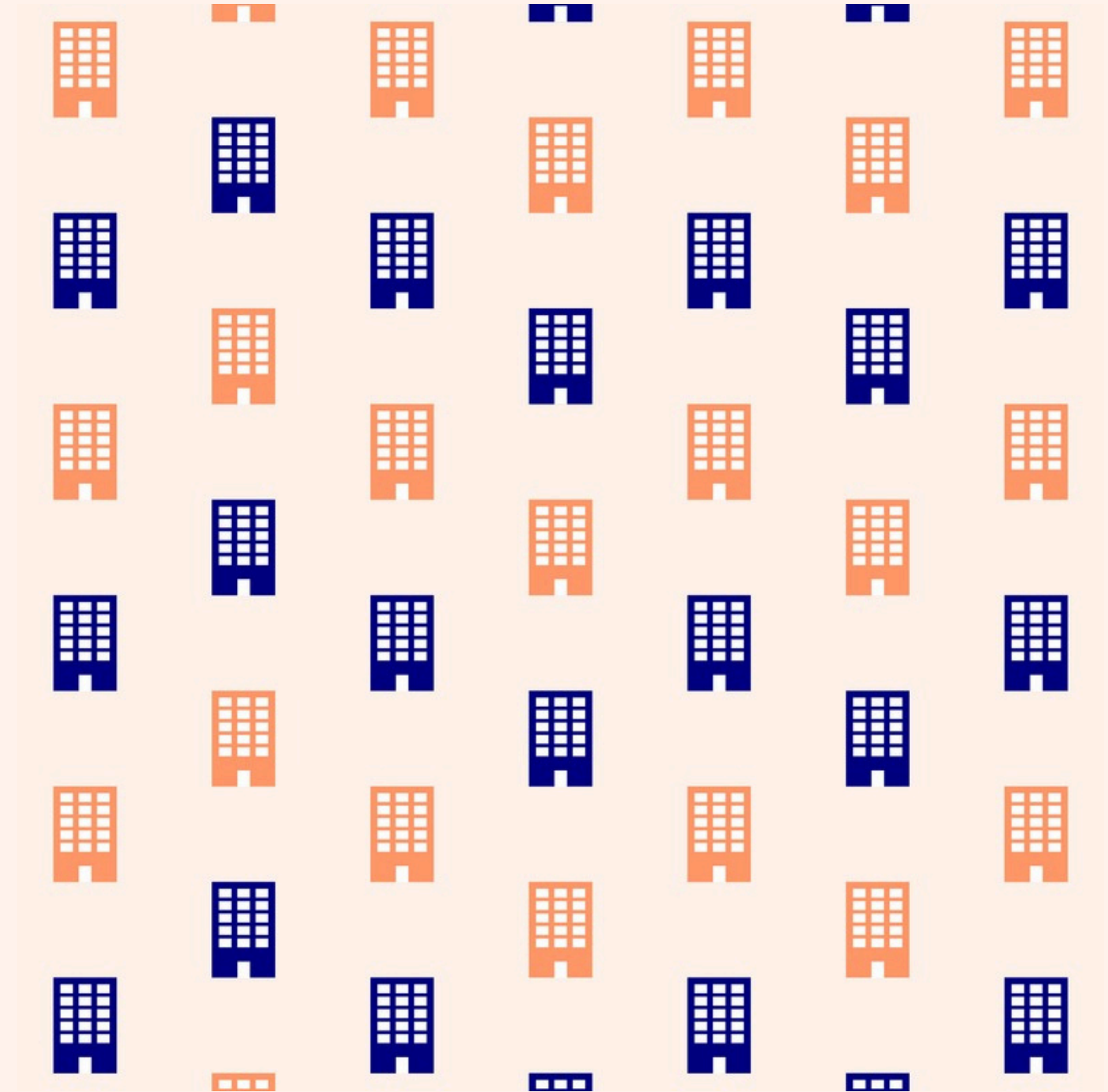
- **Old Street:** 6 minutes
- **Shoreditch High Street:** 9 minutes
- **Liverpool Street:** 12 minutes

## ABOUT US

Base was founded in 2015 by two tech entrepreneurs who struggled to find a stress-free, high-end, and flexible office space. Frustrated with inadequate options, they decided to create their own solution focused on what truly matters in a workspace.

Today, Base has expanded across London, providing stylish, hassle-free offices for like-minded businesses. We simplify the process with a flat fee, handling all the details so you don't have to.

Our offices are fully equipped from day one, complete with essentials like milk and beer in the fridge. Just sit down and get to work. We also collaborate with talented interior designers to ensure each office has a stunning vibe.



For viewings or further information:

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