

# 17 WILLOW STREET, EC2

650 SQ FT  
BEAUTIFUL WAREHOUSE LOFT OFFICE FOR SALE OR RENT  
SHOREDITCH, EC2



## DESCRIPTION

A stunning top floor authentic loft office with an abundance of character features throughout including exposed brickwork, large sash windows overlooking Great Eastern St, and a stunning timber pitched ceiling with mezzanine.

The studio has a newly installed meeting room, shower room and teapoint and would suit creative occupiers who seek inspiring workspace.

## AMENITIES



EXPOSED  
BRICKWORK



EXCELLENT  
TRANSPORT LINKS



OPEN PLAN



WAREHOUSE  
STYLE FEATURES



PRIME  
SHOREDITCH



EXCELLENT  
NATURAL LIGHT



SHOWERS



E CLASS USE



KITCHENETTE

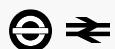
## AUTHENTIC WAREHOUSE STYLE OFFICES





## TRANSPORT

Old Street – 6 Mins Walk



Shoreditch High Street – 6 Mins Walk



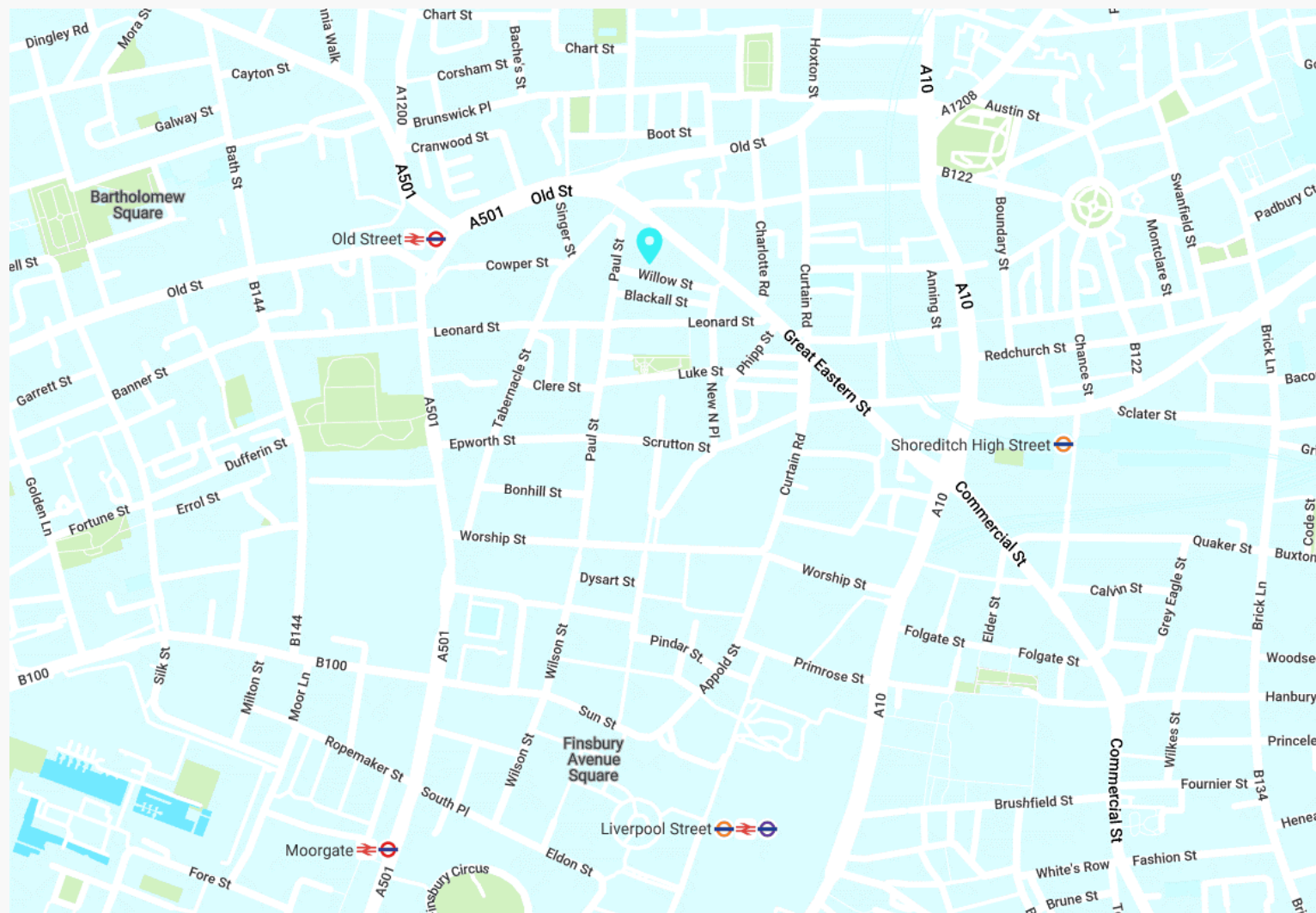
Liverpool Street – 11 Mins Walk



## AREA

Situated on Willow St very close to the junction with Great Eastern St, opposite the Nobu Hotel and adjacent to Pachamama restaurant, the premises are ideally situated in the heart of Shoreditch, a short walk from both Old Street, Shoreditch High Street and Liverpool St stations and well positioned for the great bars, restaurants and socialising venues such as Glorias, Manteca, Junkyard Golf and Flight Club..

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	RENT (PA)	PRICE	RATES (PA)	SERVICE CHARGE (PA)
3 <sup>rd</sup> Floor	650	£30,000	£500,000	£8,125	£1,250

### LEASE

For sale by way of a share of freehold, or a new lease to be contracted outside the Landlord and Tenant Act.

### TIMING

Available immediately .

### CONTENT

View on our website



### RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

### VAT

VAT is applicable.

### MANAGED

The premises can be offered on a managed basis via [www.baseoffices.london](http://www.baseoffices.london)

# VIEWINGS VIA SOLE AGENTS

---

## BELCOR

020 7375 3444  
agency@belcor.london  
www.belcor.london

## TEAM



**LUCY STEPHENS**  
**DIRECTORS**  
ls@belcor.london  
07789 843 729



**DANIEL JACKSON**  
**AGENCY**  
dj@belcor.london  
07725 203 254

020 7375 3444  
www.belcor.london