

# 17 WILLOW STREET, EC2

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



## **BELCOR**

#### **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



WAREHOUSE STYLE FEATURES



SHOWERS





PRIME SHOREDITCH



KITCHENETTE

OPEN PLAN

#### **AUTHENTIC WAREHOUSE STYLE OFFICES**









## **BELCOR**

#### TRANSPORT

Old Street – 6 Mins Walk



**Shoreditch High Street** – 6 Mins Walk



**Liverpool Street** – 11 Mins Walk











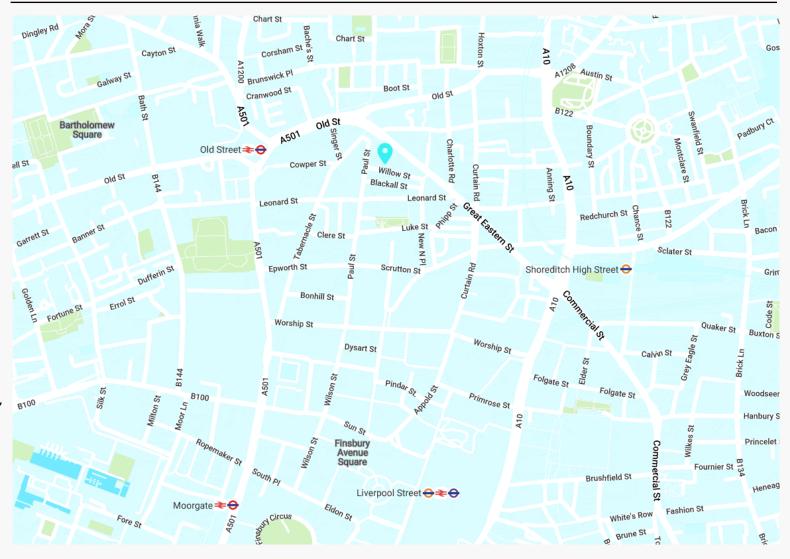




#### **AREA**

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



## **BELCOR**

### **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 TIMING CONTENT

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

View on our website

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RATES VAT MANAGED

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

The premises can be offered on a managed basis via www.baseoffices.london

<sup>\*</sup>BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.



### VIEWINGS VIA SOLE AGENTS

#### **BELCOR**

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### TEAM



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