

AVAILABLE ON A NEW LEASE
ON ECONOMICAL TERMS



17
HOLYWELL
ROW

SHOREDITCH, EC2

1,530 SQ FT APPROX

A self-contained terraced property located in the vibrant Shoreditch area.

17 Holywell Row offers four floors of light and bright open plan office space, the ground floor has exceptional ceiling height and further benefits from a lightwell.

There are ample WC facilities and a kitchen in the lower ground level. All floors are accessed via an internal staircase and the building offers economical office space in the heart of Shoreditch.



- 1st Floor Office
- ✓ 2nd Floor Office
- ✓ G Floor Office



24 Hour Access



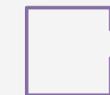
Shower Facilities



Good Frontage



Warehouse Style Features



Self Contained



Prime Location



Great Natural Light



Open Plan



Excellent Transport Links

Creativity meets culture in the heart of Shoreditch.



Located on Holywell Row in the heart of Shoreditch, close to its junction with Clifton Street and Scrutton Street.

A short walk from both Liverpool Street Station and Old Street underground and the fantastic amenities of Shoreditch including Boxpark for retail lovers, countless restaurants for the foodies and excellent bars for the after-work socialites!



Eat

- 1 Smoking Goat
- 2 Spitalfields Market
- 3 The Clove Club
- 4 Padella
- 5 Dirty Bones
- 6 Hawksmoor
- 7 Sông Quê Café

Drink

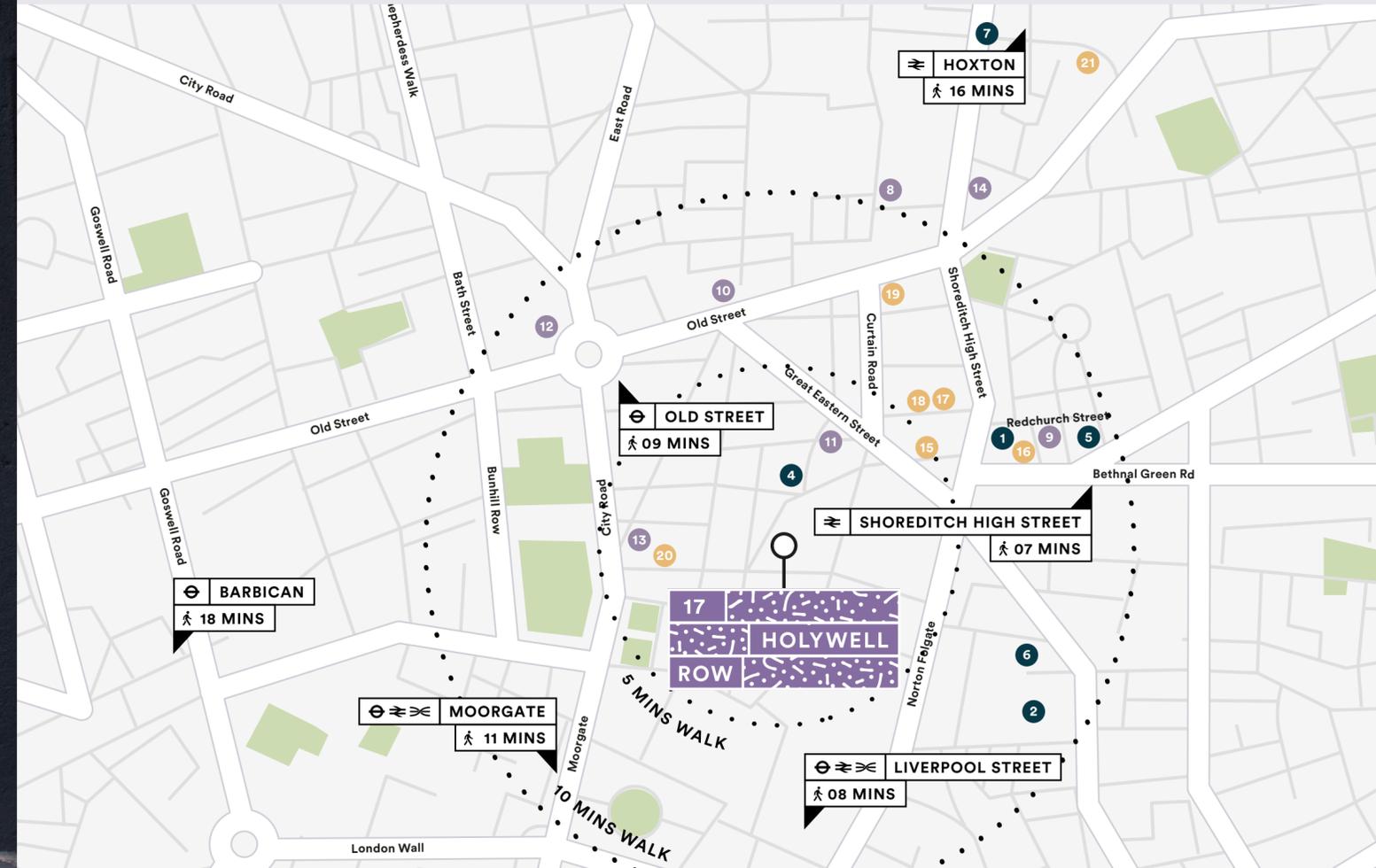
- 8 Troy Bar
- 9 Owl & Pussycat
- 10 Bounce
- 11 The Book Club
- 12 Shoreditch Grind
- 13 Flight Club
- 14 Tequila Mockingbird

Wellness

- 15 Village Underground
- 16 Shoreditch House
- 17 FRAME
- 18 New Inn Yard
- 19 Huckle The Barber
- 20 Fight City Gym
- 21 Pure Gym

Walking Distances

Travel times in minutes. Source: Google Maps





Lease

A new full repairing and insuring lease available by arrangement, to be contracted outside the provisions of the Landlord & Tenant Act.

Schedule of Areas

Floor	sq ft	sq m
Basement	417	39
Ground	484	45
First	364	34
Second	264	25
Total	1,529	143

* All measurements are approx.

Rates

Approx £16 per sq ft.

Interested parties should enquire with the local authority.

Timing

Available ASAP.

Rent

£15 psf.

VAT

VAT is applicable.

Contact

For further information please contact:

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