

**4 HOLYWELL ROW,
EC2**

3478 SQ FT
ECONOMICAL SELF CONTAINED OFFICE BUILDING
FOR RENT
4 HOLYWELL ROW, EC2A



4

doctify



#HOLWELL ROW



ESSENTIAL SKILLS
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DESCRIPTION

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.

AMENITIES



WC FACILITIES



24 HOUR ACCESS



GREAT CEILING HEIGHTS



PRIME SHOREDITCH



EXPOSED BRICKWORK



EXCELLENT TRANSPORT LINKS



MEETING ROOMS



WAREHOUSE STYLE FEATURES



E CLASS USE

ECONOMICAL SELF CONTAINED OFFICE BUILDING FOR RENT



TRANSPORT

Old Street – 6 mins



Shoreditch High Street – 9 mins



Liverpool Street – 12 mins

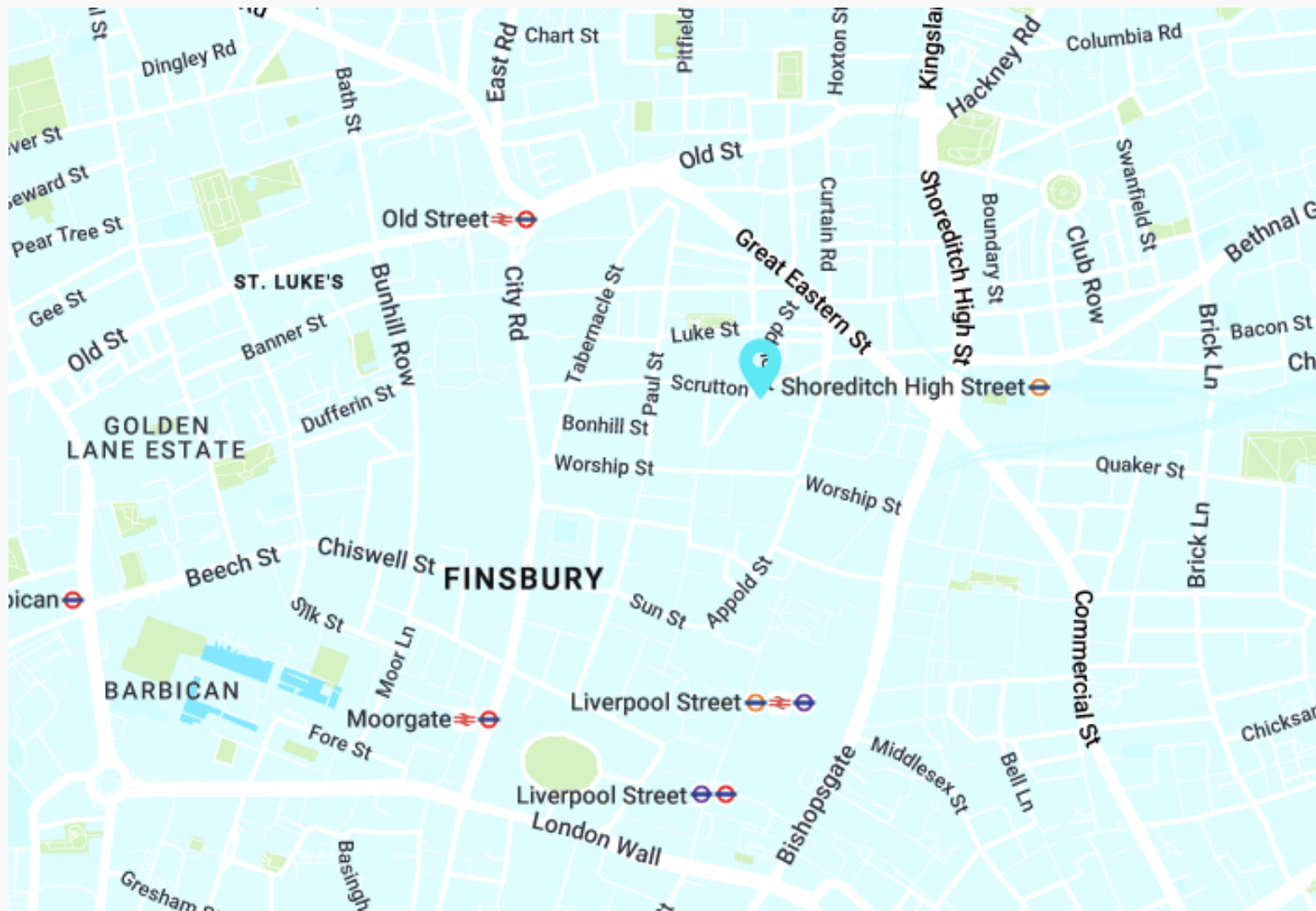


AREA

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.

LOCATION



AVAILABILITY

LEASE	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PA)	TOTAL (PCM)
Ground						
Lower Ground						
Total	3,478	Available	£29.50	£18.76	nil	£13,987

LEASE

A new lease with a landlord break option
September 2027

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.

VIEWINGS VIA SOLE AGENTS

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