BELCOR

4 HOLYWELL ROW, EC2

3,478 SQ FT
ECONOMICAL SELF CONTAINED OFFICE BUILDING
FOR RENT
4 HOLYWELL ROW, EC2A


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4 HOLYWELL ROW
EC2

ECONOMICAL SELF CONTAINED OFFICE BUILDING FOR RENT

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



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EC2A

TRANSPORT

Old Street – 6 mins

Shoreditch High Street – 9 mins

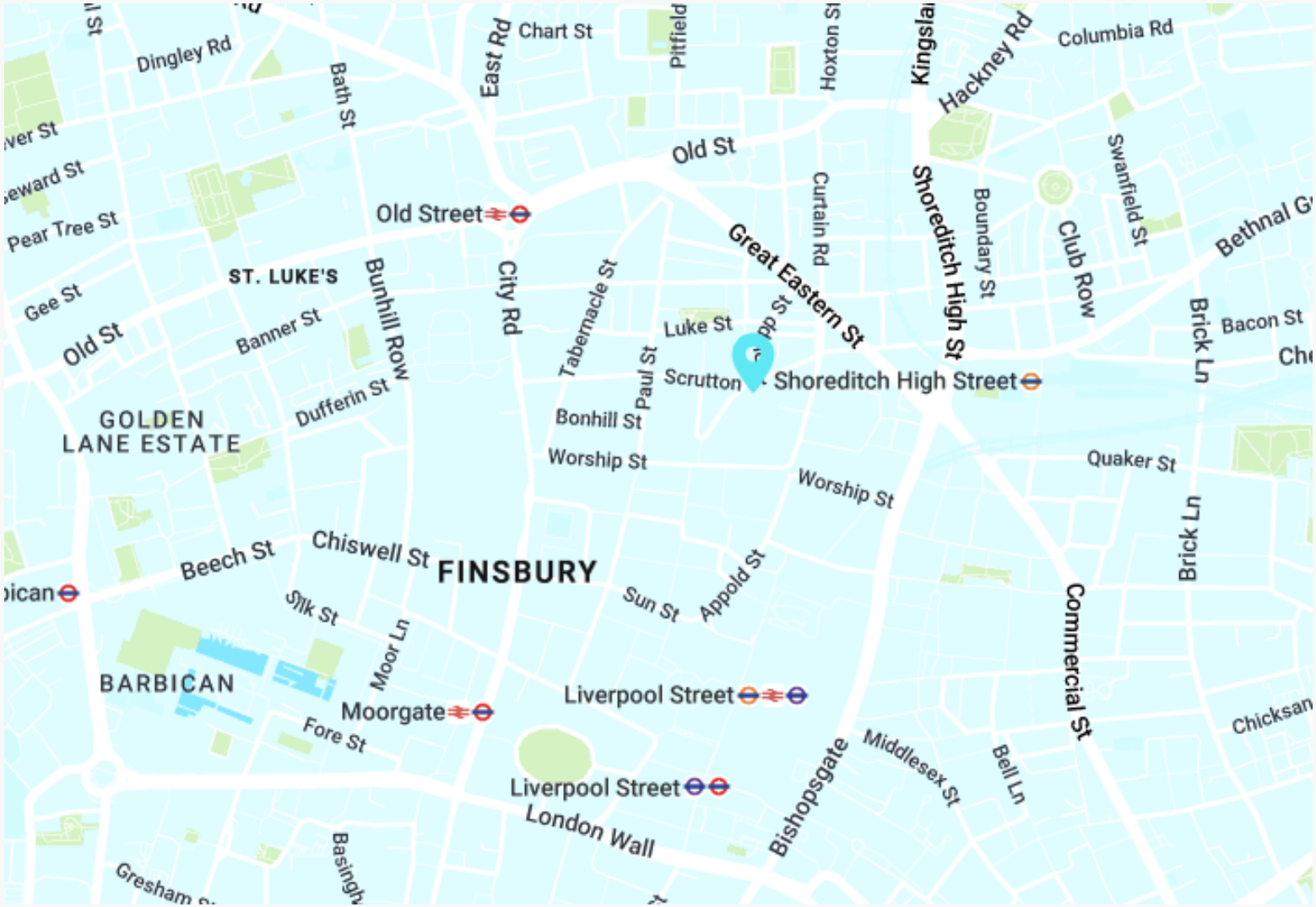
Liverpool Street – 12 mins

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



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AVAILABILITY

LEASE	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PA)	TOTAL (PCM)
Ground	2088					
First	1390					
Total	3,478	Available	£15.00	£18.76	nil	£9,748

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.

*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.

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VIEWINGS VIA SOLE AGENTS

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