

**2-4 HOLYWELL
LANE, EC2**

1,863 SQ. FT
NEWLY FITTED MEDIA STYLE SPACE IN THE
HEART OF SHOREDITCH
SHOREDITCH, EC2



THE GREAT FROG
LONDON
JEWELLERS

2-4

Handwritten graffiti on the brick wall.







DESCRIPTION

Comprising a first-floor media style office space within a mixed-use development.

The premises are currently being refurbished to include new black framed glazed meeting rooms, new kitchen, flooring, lighting and furniture. The building benefits from impressive ceiling heights and excellent natural light.

Layout plan available upon request

AMENITIES



24 HOUR ACCESS



FULLY FITTED



AIR
CONDITIONING



MEETING ROOMS



DDA
COMPLIANT



EXCELLENT
NATURAL LIGHT



PRIME
LOCATION



LIFT



EXCELLENT
TRANSPORT LINKS

PRIME SHOREDITCH FULLY-FITTED OFFICE SPACE FOR RENT



TRANSPORT

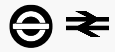
Shoreditch High Street – 3 mins



Liverpool Street – 7 mins



Old Street – 8 mins

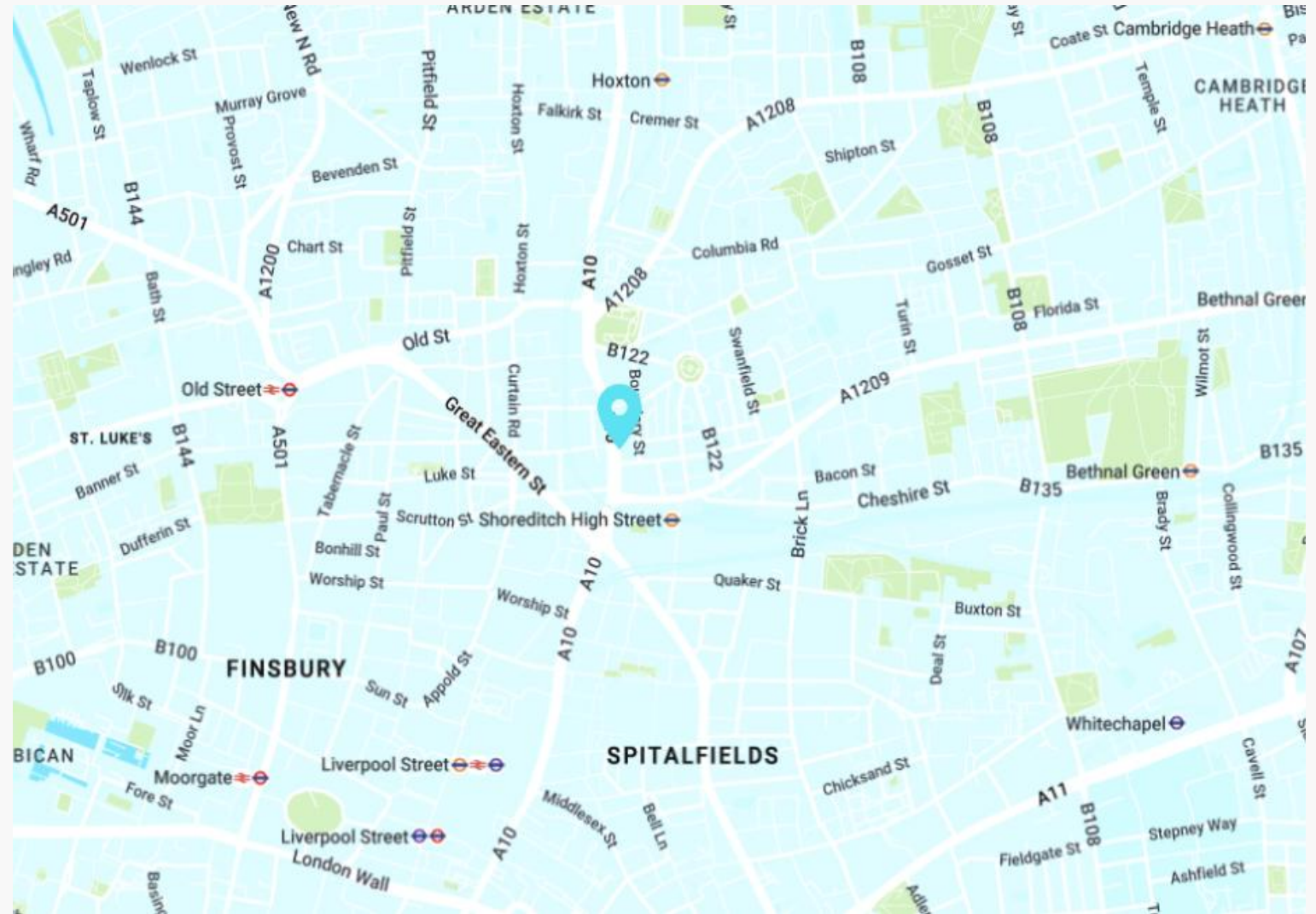


AREA

The premises occupies a setback position in close proximity to the junction with Shoreditch High Street, in this trendy, fashionable and sought-after location.

The building stands opposite Boxpark Retail Scheme and the Tea Building, which encompasses Shoreditch House members club, restaurants, major advertising companies and art galleries.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st Floor	1,863	Available	£49.50	£18.00	£8.30	£11,768

LEASE

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

VIEWINGS VIA JOINT SOLE AGENTS

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