

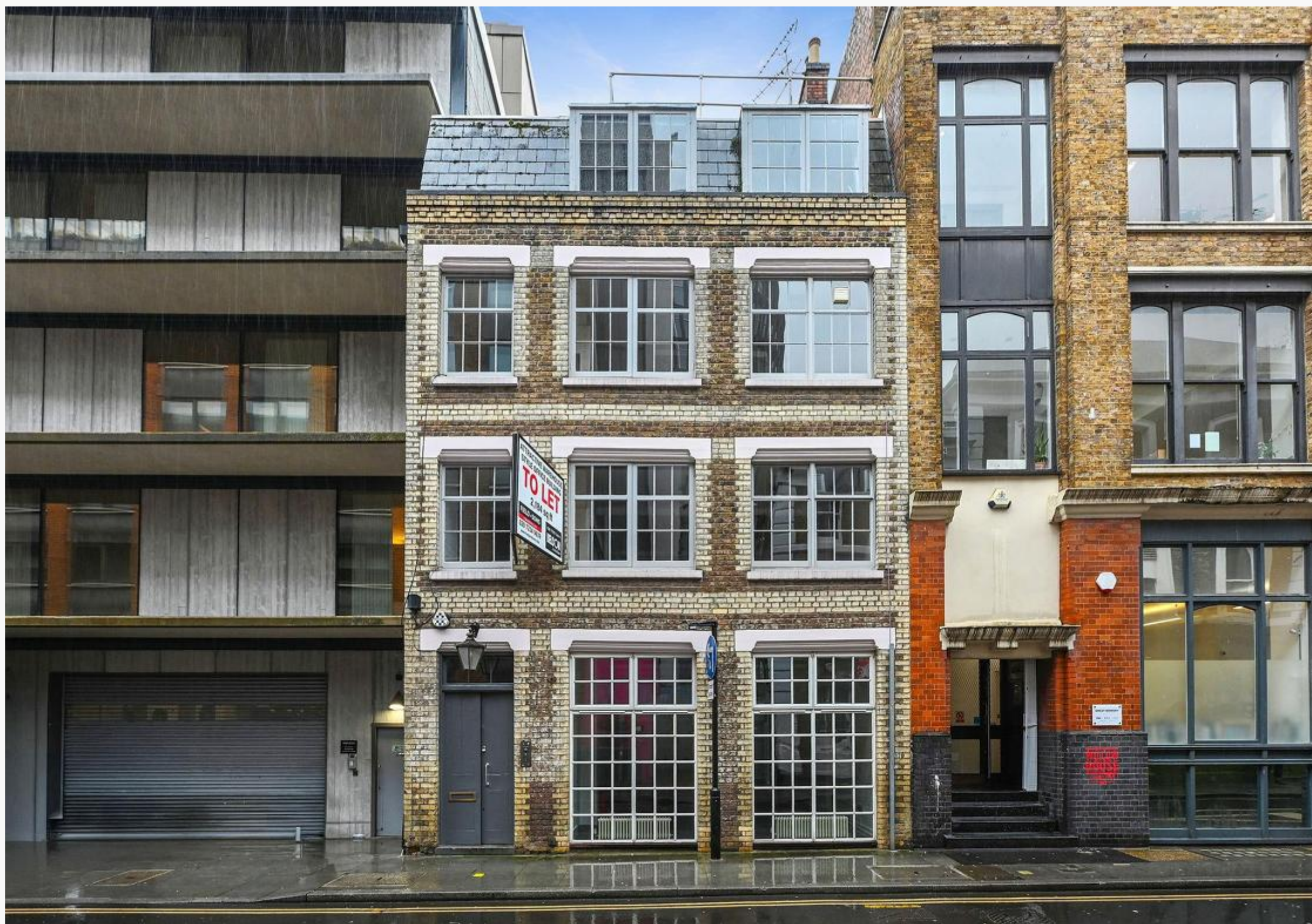
6 WILLOW STREET, EC2

2,184 SQ FT

BEAUTIFUL SHOREDITCH SELF -CONTAINED

BUILDING FOR RENT

SHOREDITCH, EC2



DESCRIPTION

6 Willow St offers a beautiful self-contained warehouse building over four floors. The premises benefits from exposed brickwork, steel beams, timber floors and dual aspect natural light. The premises will be of strong interest to a range of creative, tech & showroom occupiers with its ground floor glass frontage. The property contains a stunning private terrace providing excellent views of the wider Shoreditch area.

AMENITIES



24 HOUR
SECURITY



EXCELLENT
TRANSPORT LINKS



OPEN PLAN



WAREHOUSE
STYLE FEATURES



PRIME
SHOREDITCH



EXCELLENT
NATURAL LIGHT



GOOD FRONTAGE



SELF-CONTAINED

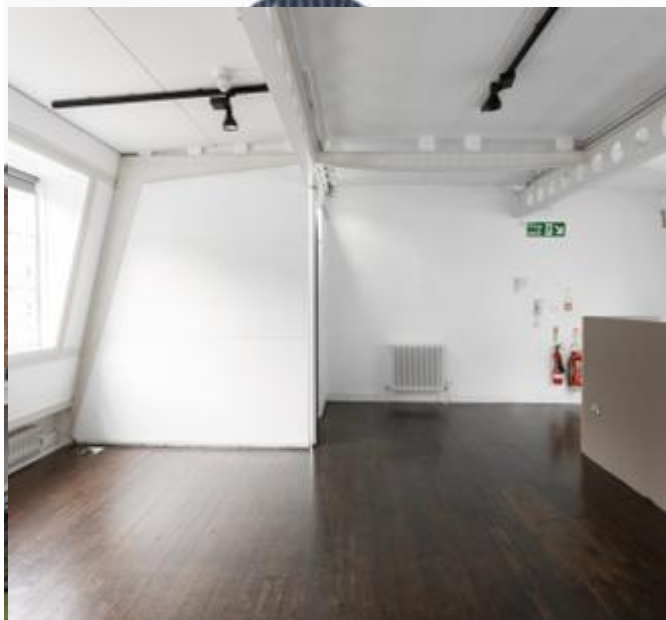


ROOF TERRACE

RARE SHOREDITCH WAREHOUSE BUILDING FOR RENT

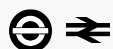






TRANSPORT

Old Street – 6 Mins Walk



Shoreditch High Street – 6 Mins Walk



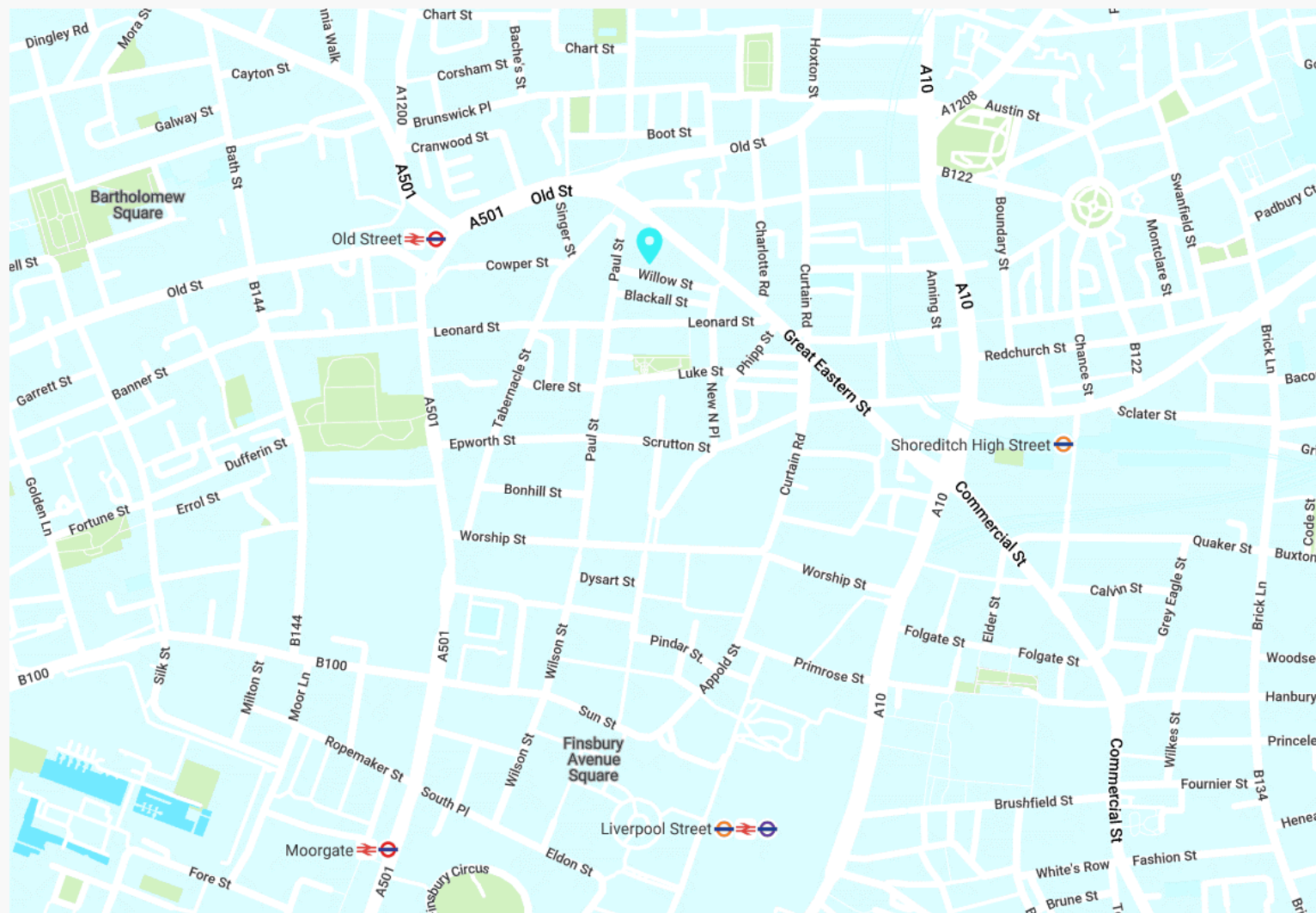
Liverpool Street – 11 Mins Walk



AREA

Located in the very heart of Shoreditch, 6 Willow Street sits at the very core of The Shoreditch Triangle. The property is within a 5-minute walk to Old Street Station and a short distance from Liverpool Street and Shoreditch High Street Stations. Located next door the Nobu Hotel & Opposite the Hoxton, the premises is surrounded by various top local eateries and bars.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	511					
1 st Floor	521					
2 nd Floor	521					
3 rd Floor	631					
Total	2,184	Available	£39.50	£16.38	nil	£11,990

LEASE

For sale by way of a share of freehold, or 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

*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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