



## First Floor

27 Holywell Row, Shoreditch, EC2A 4JB

### First floor office To Let in the heart of Shoreditch.

**550 sq ft**  
(51.10 sq m)

- High-spec refurbishment
- Excellent natural light
- Immediate occupation
- Central Shoreditch
- Open plan layout
- Walking distance from Old Street Underground & Liverpool Street station
- New lease
- 550 sq. Ft.

# First Floor, 27 Holywell Row, Shoreditch, EC2A 4JB

## Summary

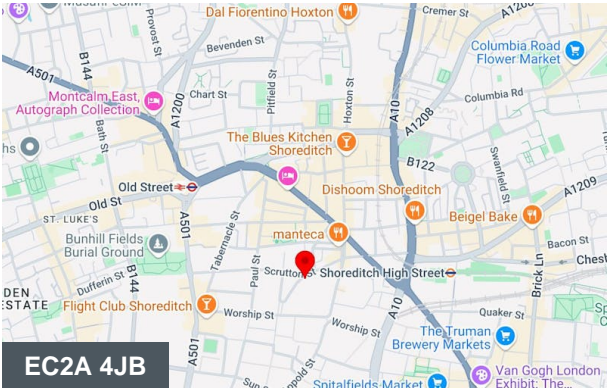
Available Size	550 sq ft
Rent	£24,500 per annum
Rates Payable	£9,481 per annum
Rateable Value	£19,000
Service Charge	£3,500 per annum Including waste collection and building insurance. Utilities are reconciled at the end of each year, bringing the total to approx. £5,000 pa. The tenant is responsible for their own internet service.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

## Description

A beautifully refurbished 550 sq. ft. first-floor office in vibrant Shoreditch. Finished to a high standard, this bright, open-plan workspace is ideally situated just off Old Street, offering both style and convenience.

## Location

Shoreditch is home to variety of occupiers making it an ideal location for many creative companies. Nearby restaurants include Tramshed, The Merchants Tavern, Blacklock and The Clove Club along with a selection of other lunch spots. Old Street Underground, Liverpool Street Station and Shoreditch High Street Overground are all a short walk away offering plenty of options for commuters providing swift access into the City and Central London.



## Viewing & Further Information



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