



17 Willow Street

EC2A 4BH

**1,156 sq ft open plan
media style office on the
second floor of a
converted Victorian
warehouse**

**1,156 sq ft
(107.40 sq m)**

- Excellent natural light
- Timber Floors
- Open plan
- Exposed brickwork
- Fibre broadband
- Air conditioning

17 Willow Street, London, EC2A 4BH

Description

Stunning 1,156 sq ft open plan media style office located on the second floor of this Victorian warehouse conversion. The unit benefits from an abundance of character including sash windows, timber flooring and exposed brickwork. The floor layout is open plan with a separate Kitchenette and breakout space.

Location

The property is located on Willow St, close to its junction with Great Eastern St opposite the Nobu Hotel. Local occupiers in the area are predominantly from creative and tech sectors including fashion designers, galleries, showrooms, branding agencies and tech developers. Old Street Station is located within a 5 minute walk and Liverpool Street Station and Shoreditch High St are within a 10 minute walk.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd - Rear	1,156	107.40	Available
Total	1,156	107.40	

Specification

Excellent natural light

Timber Floors

Open Plan

2 minutes from Hoxton, Hart and Nobu Hotel

Exposed Brickwork

Victorian Warehouse conversion

Fibre Broadband

Air Conditioning

Viewings

Viewings via Stirling Ackroyd

Terms

New FRI lease terms to be agreed

Virtual Tour

<https://www.instagram.com/p/CCBeQhYFI68/?igshid=1kihpbcu7mu7t>



Summary

Available Size	1,156 sq ft
Rent	£45.00 per sq ft
Rates Payable	£12.00 per sq ft
Service Charge	£3.50 per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information



Brett Sullings
02039113666 | 07826 547 772
bretts@stirlingackroyd.com



Samantha-Jo Roberts
020 7749 3809 | 07809 091 305
samanthajor@stirlingackroyd.com



Lucy Stephens
0203 911 3667 | 07789 843 729
lucys@stirlingackroyd.com