



**FOR SALE**

**17 Willow Street,  
London, EC2A 4BH**

1,156 sq ft

Converted Victorian  
warehouse office in the  
heart of Shoreditch



**VIDEO TOUR**

**stirlingackroyd.com**





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## Description

Stunning 1,156 square feet 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.

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## Location

The property is located on Willow Street, close to its junction with Great Eastern Street, 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 five-minute walk and Liverpool Street Station and Shoreditch High Street are within a ten-minute walk.

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## Key points

- Total space - 1,156 square feet
- Timber floors
- Exposed brickwork
- Fantastic natural light
- Prime Shoreditch share of freehold office
- Open plan
- Air conditioning
- Fibre broadband







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## Accommodation

Name	sq ft	sq m	Availability
2nd - Office	1,156	107.40	Available

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## Rents, Rates & Charges

Price	£850,000
Rates	£15 per sq ft
Service Charge	TBC
VAT	On application
EPC	D (78)

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## Viewing & Further Information



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