



First & Lower Ground Floor

27 Holywell Row, Shoreditch, EC2A 4JB

First & Lower Ground Floor Offices To Let in the heart of Shoreditch.

550 to 1,100 sq ft

(51.10 to 102.19 sq m)

- Available Together or Separate
- Excellent Natural Light
- Immediate Occupation
- Central Shoreditch
- Open Plan Layout
- Walking distance from Old Street Underground & Liverpool Street Station
- Recently Renovated
- 550 sq. Ft. each
- New Lease

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Summary

Available Size	550 to 1,100 sq ft
Rent	£16,000 - £34,000 per annum
Rates Payable	£4,690.60 per annum Small Business Relief Scheme Applicable
Rateable Value	£9,400
Service Charge	£3,440 per annum Utilities & Building Insurance Included
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

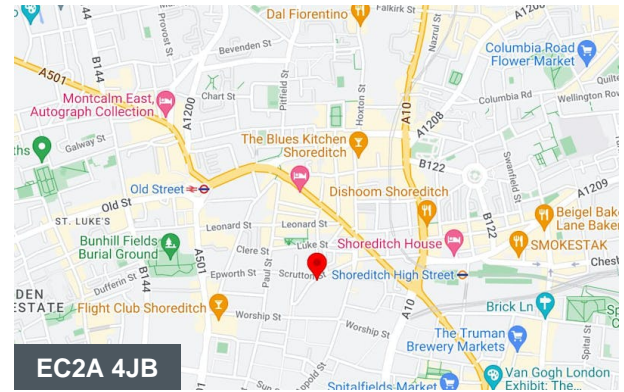
550 sq. Ft. first and lower ground floor office spaces in Shoreditch. Both units benefit from excellent natural light, and an open-plan layout and are very well located just off Old Street.

Accommodation

Floor/Unit	Building Type	Rent	Rent (sq ft)
Lower Ground	Office	£16,000 /annum	£29.09
1st	Office	£18,000 /annum	£32.73
Total			£30.91

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.



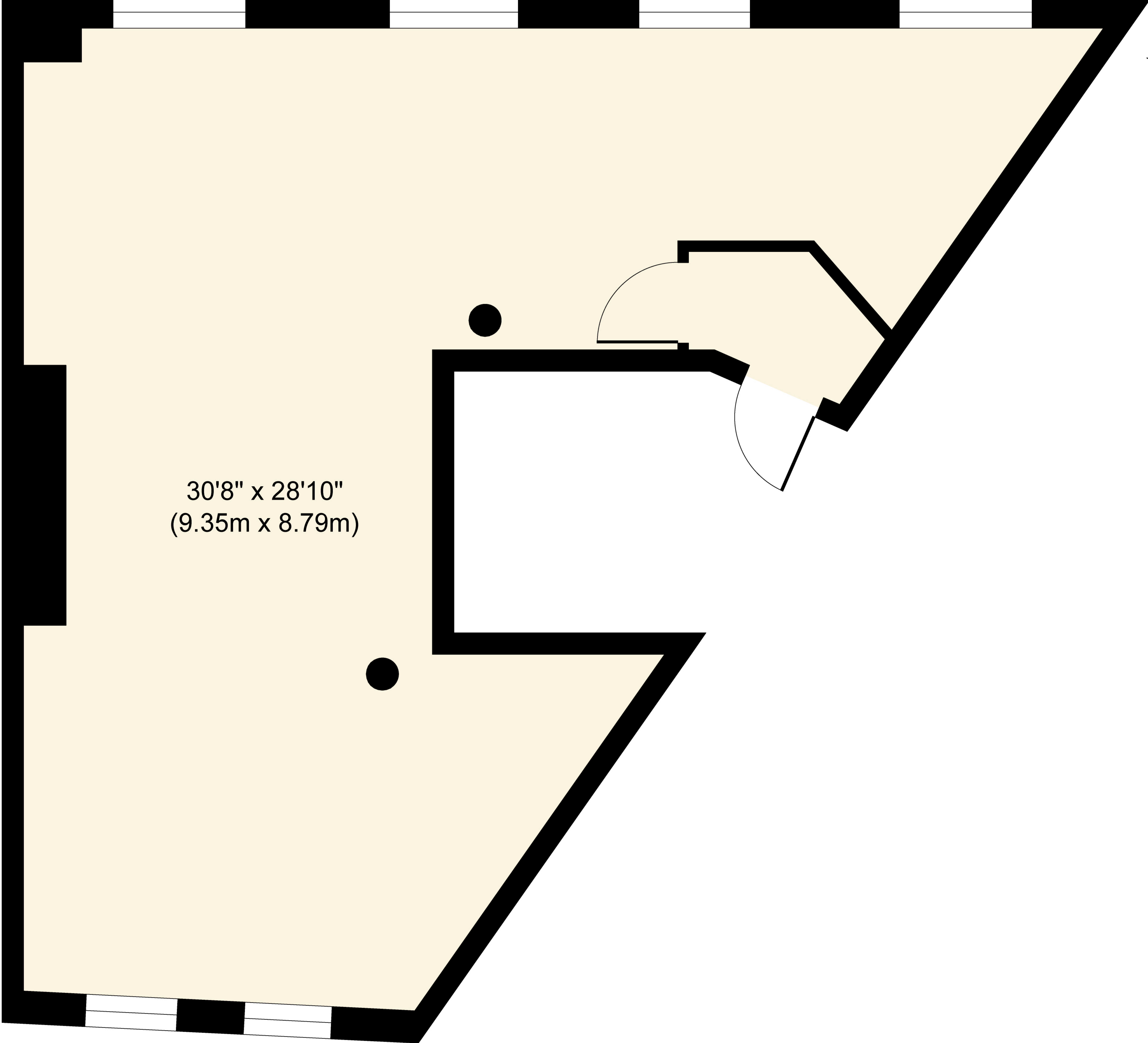
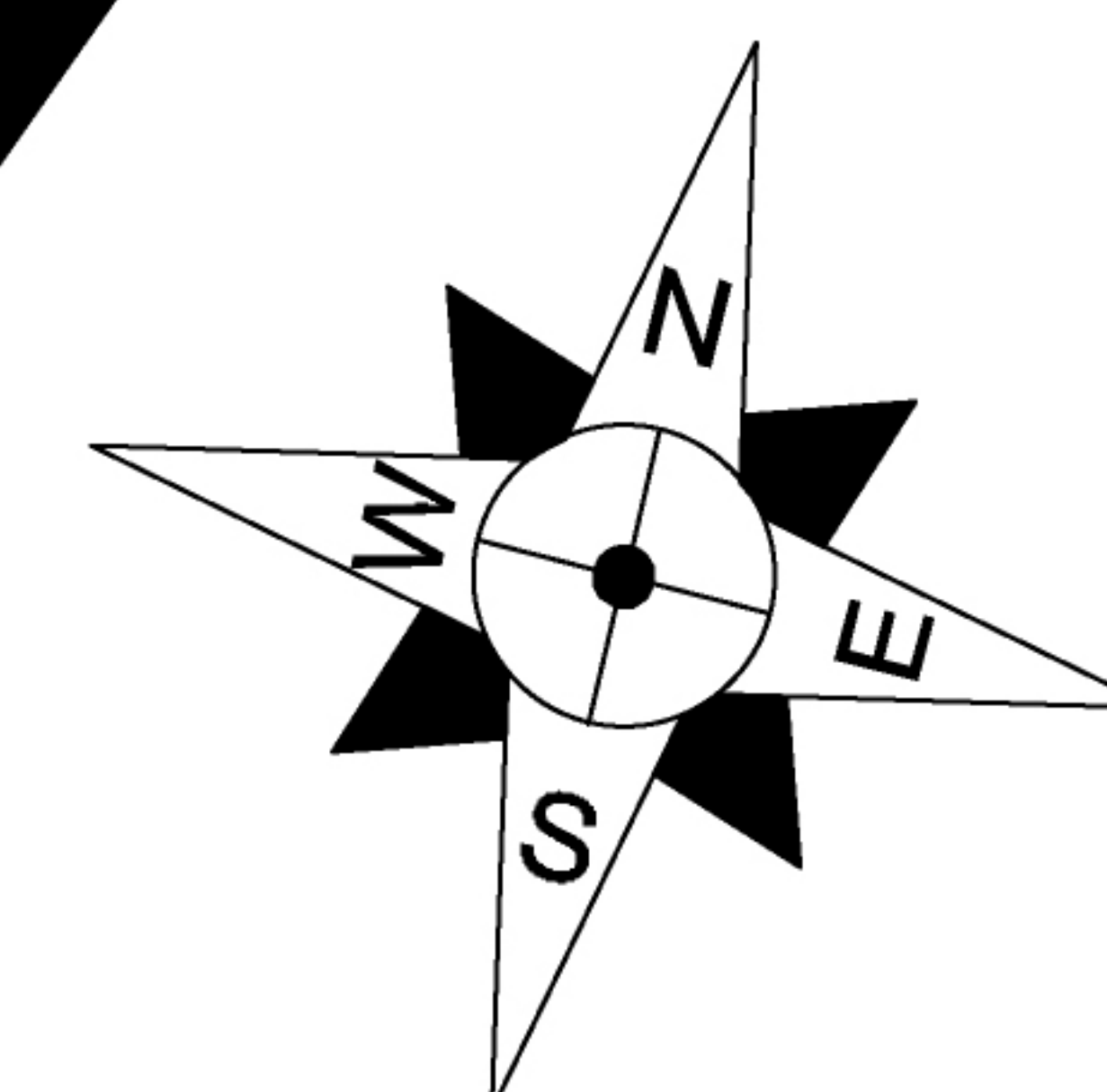
Viewing & Further Information



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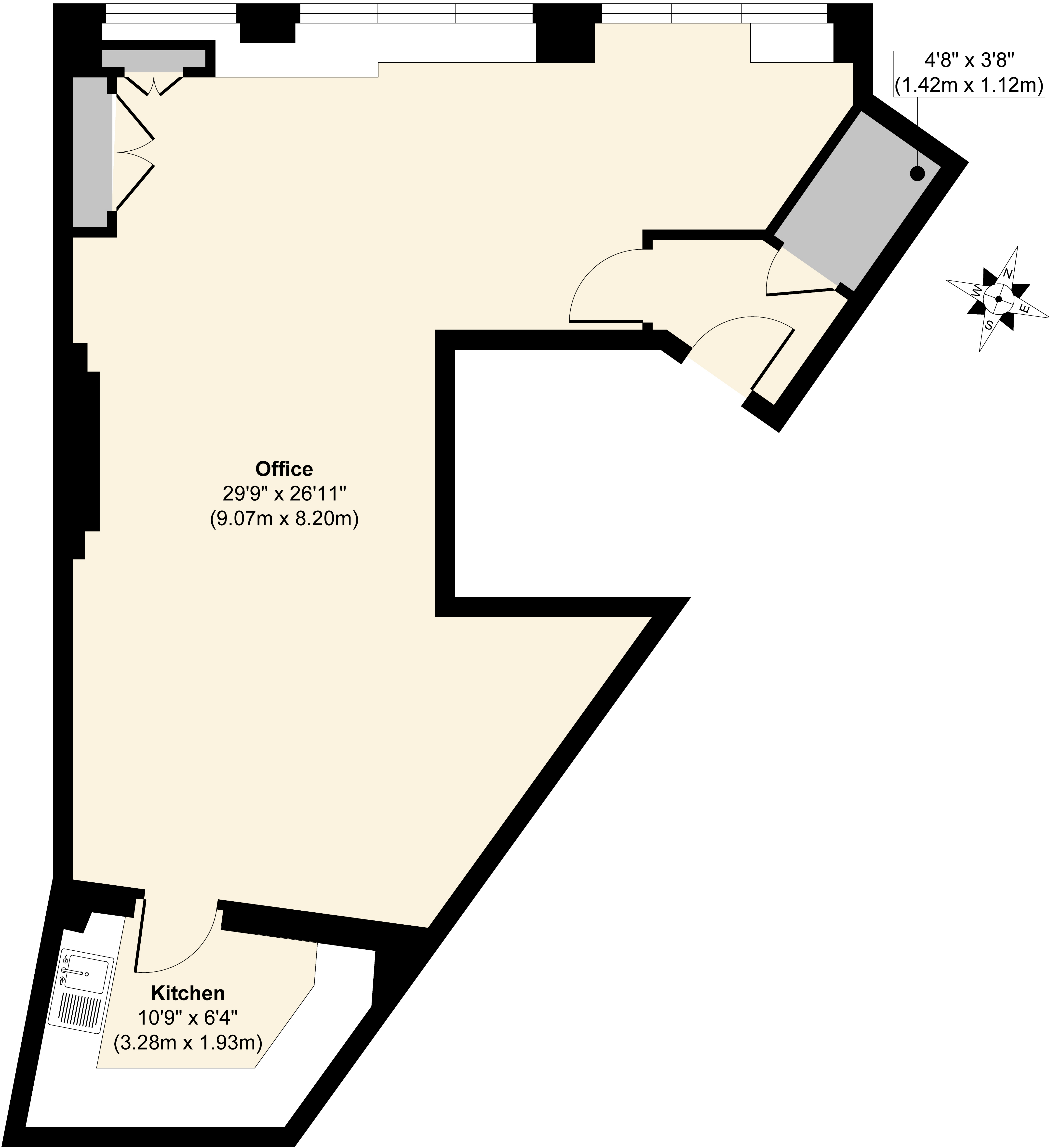
30'8" x 28'10"
(9.35m x 8.79m)

First Floor

Approx. Gross Internal Floor Area 595 sq. ft / 55.27 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property



Lower Ground Floor

Approx. Gross Internal Floor Area 651 sq. ft / 60.47 sq. m

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