



**STIRLING
ACKROYD**

TO LET

**15 Holywell Row,
London, EC2A 4JB**

2,003 sq ft

Beautiful Victorian self-
contained warehouse
office building in the
heart of Shoreditch.



VIDEO TOUR

stirlingackroyd.com



Description

A 2,003 square feet unit arranged over ground to third floors, which has been beautifully restored with fantastic attention to detail.

With lots of exposed character features and flooded with natural light throughout, the building would suit creative and design minded businesses. The floors are large, with an open-plan layout including exposed brickwork throughout. All floors are accessed via an external staircase.

Location

Located on Hollywell Row in the heart of Shoreditch, close to its junction with Clifton Street and Scrutton Street. A short walk from both Liverpool Street Station and Old Street underground and the fantastic amenities of Shoreditch including Boxpark for retail lovers, the countless restaurants for the foodies and the excellent bars for the after work socialites! A perfect location for those small to medium sized creative businesses who want characterful offices in the heart of the action.

Key points

- Ground to third floors - 2,003 square feet total
- Brilliant natural light throughout
- Character features
- Exposed brickwork
- Engineered timber floors
- Modern sash windows
- Internal light atrium
- Suitable for creative and design minded businesses





Rents, Rates & Charges

Lease	New Lease
Rent	£70,000 per annum
Rates	£16.87 per sq ft
Service Charge	Not applicable
VAT	To be confirmed
EPC	C (55)

Viewing & Further Information



Joe Harris
020 3967 0103
07809091305
jharris@stirlingackroyd.com



Harry Mann
020 3967 0103
07947728313
hmann@stirlingackroyd.com



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 28/03/2024