



Holywell Studios

20A Holywell Row, London, EC2A 4XH

**Stunning fully fitted
office building in the
heart of Shoreditch**

636 to 973 sq ft
(59.09 to 90.39 sq m)

- Furnished
- Self Contained
- Air Conditioning
- Meeting Room
- Wooden Floors

Holywell Studios, 20A Holywell Row, London, EC2A 4XH

Description

New to the market, Holywell Studios is a recently refurbished self contained building, set over three modern high spec floors. The floors come fully furnished with air conditioning and fitted kitchen. The office benefits from large windows situated at both the front and rear of the building allowing for an abundance of light, creating a relaxed airy feel. Holywell Studios is the perfect new office space , ideal for the creative or design sectors.

Location

Located on Holywell 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	329	30.57	Available
2nd	307	28.52	Available
3rd	337	31.31	Available
Total	973	90.40	

Specification

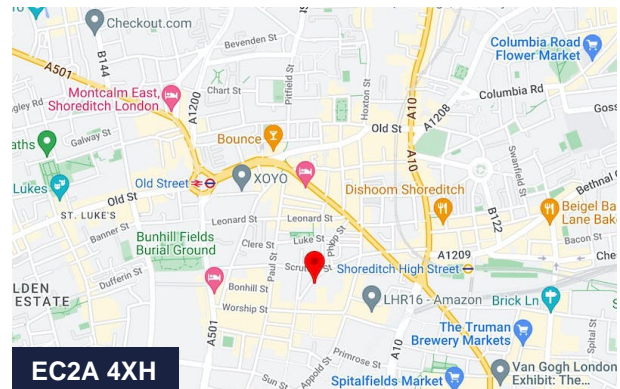
Fully furnished
Meeting room
Fitted Kitchen
Wooden floors
Air conditioning
Self contained

Viewings

Strictly through Stirling Ackroyd

Terms

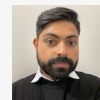
Landlord is willing to let on a floor by floor basis – price to be agreed



Summary

Available Size	636 to 973 sq ft
Rent	£47,500 per annum
Rates Payable	£12.50 per sq ft
Service Charge	TBC
EPC Rating	Upon Enquiry

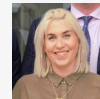
Viewing & Further Information



Harry Mann

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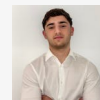
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