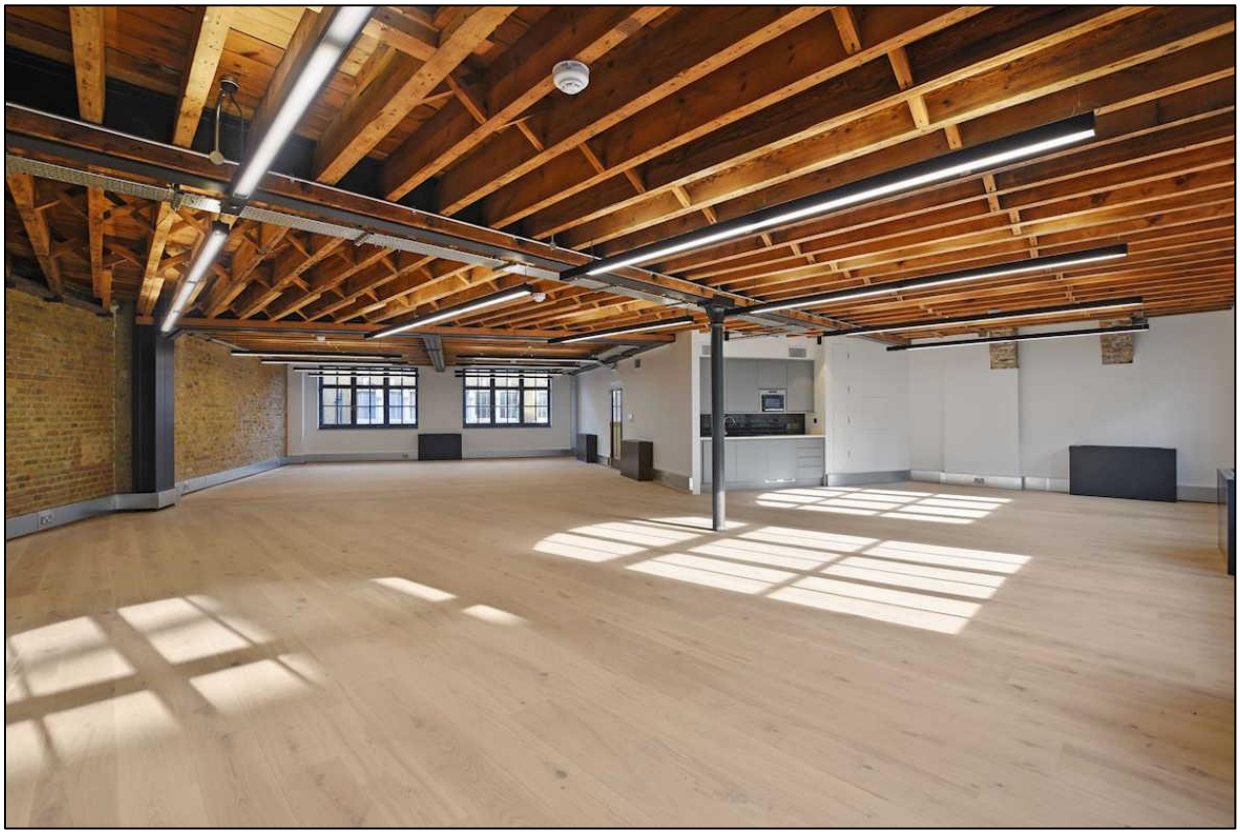
Commercial Office Space
1,747 sq. ft. /162sq. m.
Stunning Warehouse office space, located in the heart of Shoreditch

TO LET

Ironwood Works, 19 Willow Street, London, EC2A 3HR



LOCATION

The property is situated on the corner of Willow Street and Great Eastern Street, within the Shoreditch Triangle and within a five minutes walk of Old Street Roundabout/Station. This vibrant area is well served by a variety of bars, restaurants and cafes, including, Nobu Hotel, The Hoxton Hotel, The Jones Family Project and Ozone Coffee House. Daily food markets at Leonard Circus, Dinerama and Box Park Shoreditch give the area a lively lunchtime and evening atmosphere.

TRANSPORT

Old Street Station (Northern line and First Capital Connect)
Shoreditch High Street (London Overground)
Liverpool Street Station (Central Line, Circle and Metropolitan lines and Mainline services)
Moorgate Station (Hammersmith and City, Circle and Metropolitan Lines and First Capital Connect)
Various Bus routes are also immediately available

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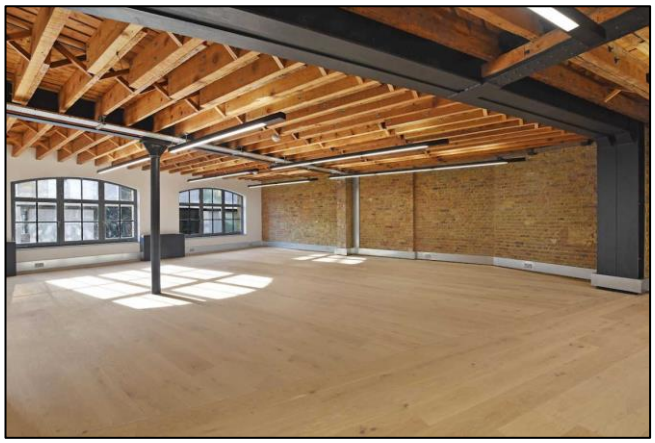

DESCRIPTION

The entire building has recently undergone a comprehensive refurbishment program and now provides excellent converted warehouse style office accommodation with exposed timber ceilings, new timber floors, sandblasted brickwork, exposed steel and large windows. The space has all the charm one would expect from a converted Victorian warehouse.

In addition to the above, the space has fitted kitchenettes, LED lighting, comfort cooling and perimeter trunking.

Each floor is served by a passenger lift and the common parts provide bike shortage and showers facilities.

AMENITIES

- Exposed timber ceilings
- Wooden floors
- Sandblasted brickwork
- Exposed steel
- Excellent natural light
- Large windows
- Kitchenettes
- LED lighting
- Comfort cooling
- Perimeter trunking
- Demised W/C's
- Bike storage
- Showers
- Entry phone system

APPROXIMATE FLOOR AREAS

First floor	1,747 sq. ft.	162 sq. m.

LEASE

New effective full repairing and insuring lease is available for a term by arrangement.

RENT

Price On Application

SERVICE CHARGE

Service charge payable for 2018 is based on £5.64 per sq. ft. equating to £9,850.00 per annum.

RATES

The property is yet to be assessed for rates but we are advised that rates payable for 2018/19 are likely to be £20.42 per sq. ft. equating to £35,678.50 per annum.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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