

# Willow House, 72-74 Paul Street Shoreditch, London, EC2A 4NA



OFFICE TO LET | 917 sq ft



## Location

The building is situated on the corner of Paul Street and Willow Street, in the heart of Shoreditch. Willow House is well connected as it is located only a short walk from Old Street (Northern Line), Shoreditch High Street (Overground), and Liverpool Street (Mainline, Circle Line, Hammersmith & City Line, Central Line).

## Floor Areas

Floor	sq ft	sq m
1st Floor	917	85
<b>TOTAL (approx.)</b>	<b>917</b>	<b>85</b>

\*Measurement in terms of NIA

## Description

A bright, corner aspect office suite in a converted Victorian Warehouse. The 1st floor provides contemporary office space with wooden floors, a generous floor to ceiling height and an abundance of natural light.

**Matthew Hall, Partner**

020 7025 1398

**Suzy Link, Agency Surveyor**

020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract January 2017**

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

# Willow House, 72-74 Paul Street Shoreditch, London, EC2A 4NA



OFFICE TO LET | 917 sq ft



## Terms

Tenure:	Leasehold
Lease:	A new lease is available direct from the landlord.
Rent:	£49.50 psf pax
Rates:	Estimated at £8.61 psf pax (until 1st April 2017)
Service Charge:	£2.50 psf pax

## Amenities

- Timber floor
- Perimeter & under floor trunking
- Good natural light
- Demised WCs
- Kitchenette
- Central heating
- Video entry system

## Matthew Hall, Partner

📞 020 7025 1398  
✉️ mhall@monmouthdean.com

## Suzy Link, Agency Surveyor

📞 020 7025 8940  
✉️ slink@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract January 2017

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG