



**'BEST IN CLASS'
SHOREDITCH OFFICE
SPACE**

**IRONWOOD WORKS
19 WILLOW ST
SHOREDITCH
EC2**

BELCOR

CITY FRINGE REAL ESTATE

1,747 SQ FT

DESCRIPTION

Ironwood Works offers a thoughtfully refurbished warehouse workspace opportunity elegantly designed by HUT Architecture. This beautiful 3rd floor office space will be provided fully fitted with furniture, meeting rooms and ample breakout space. The floor benefits from exposed brickworks, steel beams, timber floors and dual aspect natural light.

AMENITIES



PRIME LOCATION



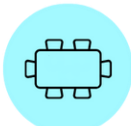
EXCELLENT
TRANSPORT LINKS



WAREHOUSE STYLE
FEATURES



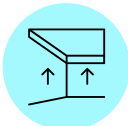
EXPOSED BRICKWORK



MEETING ROOMS



AIR CONDITIONING



GREAT CEILING HEIGHTS



EXCELLENT NATURAL LIGHT



SELF-CONTAINED

PRIME SHOREDITCH WAREHOUSE STYLE OFFICE SPACE



BELCOR

IRONWOOD WORKS
SHOREDITCH EC2



TRANSPORT

Old Street - 5 mins



Shoreditch High Street - 9 mins



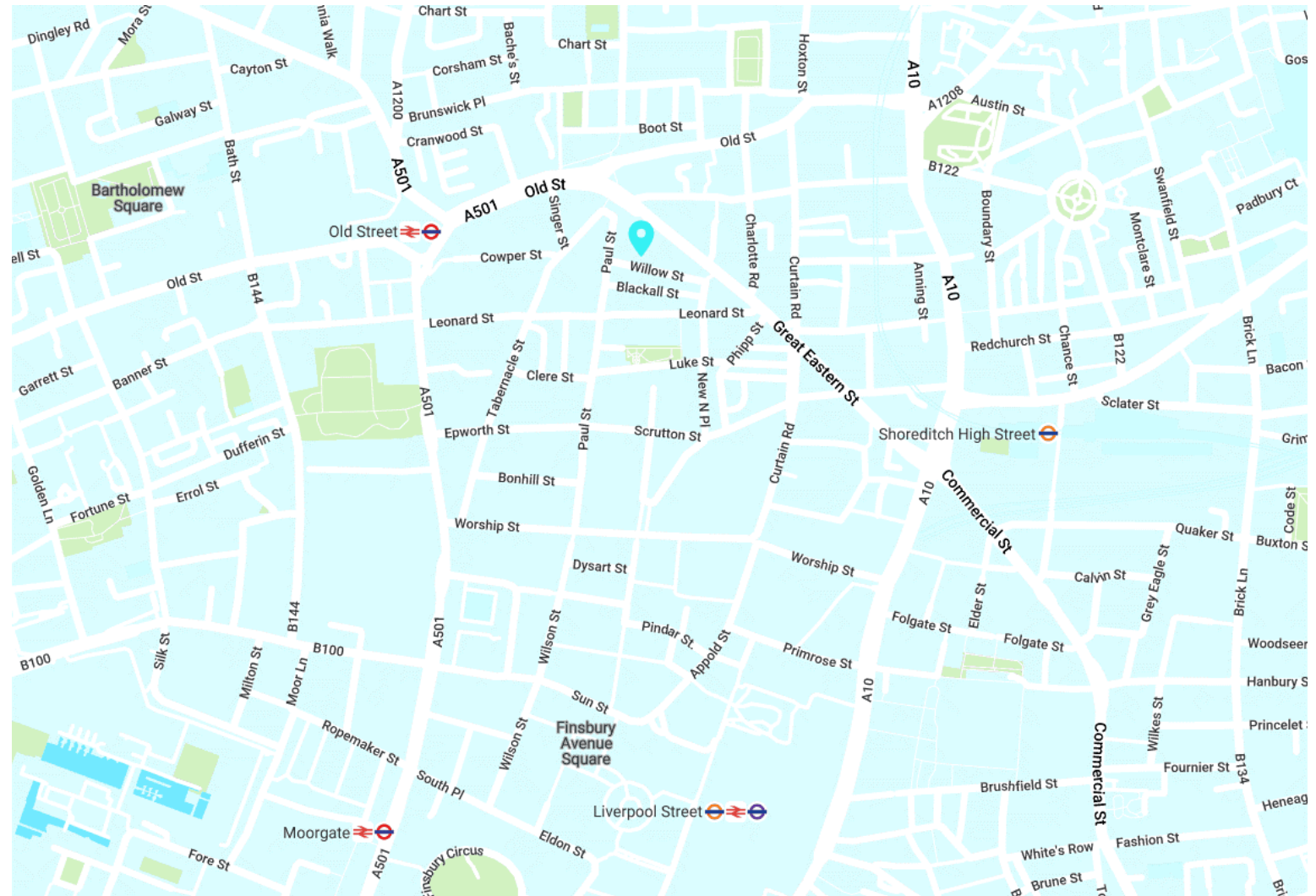
Liverpool Street - 12 mins



AREA

Located in the very heart of Shoreditch, with entrances on both Willow Street and Great Eastern Street, Ironwood Works sits at the very core of The Shoreditch Triangle. The property is also within a 5-minute walk to Old Street Station and a short distance from Liverpool Street and Shoreditch High Street Stations.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
3 rd Floor	1,747	Available	£67.50	£19.00	Approx.£7.50	£13,684

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available from January 2025.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

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