



PER ANNUM

£48,000 Per Annum

Fanshaw Street

London, N1 6LQ

LOCATION

Located within walking distance of Hoxton Square, Hoxton Street, and the heart of Shoreditch, the area is known for its lively atmosphere, with an eclectic mix of independent cafés, restaurants, and creative spaces. The office benefits from excellent transport links, with Hoxton Overground Station just 0.2 miles away and Old Street Station (serving the Northern Line and National Rail) only 0.4 miles from the property.

DESCRIPTION

This distinctive office space offers a blend of historical charm and modern functionality. Housed in a converted Victorian warehouse, the property boasts authentic loft-style interiors, featuring exposed brickwork, timber flooring, and generous ceiling heights that flood the space with natural light. The self-contained unit comprises open-plan areas complemented by partitioned meeting rooms, a fitted kitchenette, and private WCs, ensuring both comfort and privacy

ACCOMMODATION

Gross Internal Area: 667 Sq Ft approx

AMENITIES

Exposed brick walls
Wooden flooring
Generous ceiling heights that flood the space with natural light
Fully fitted kitchen
Authentic loft-style interiors
2x balconies

TERMS

New Lease - terms to be negotiated

Business Rates

Parties are advised to make their own enquires with the local authority.

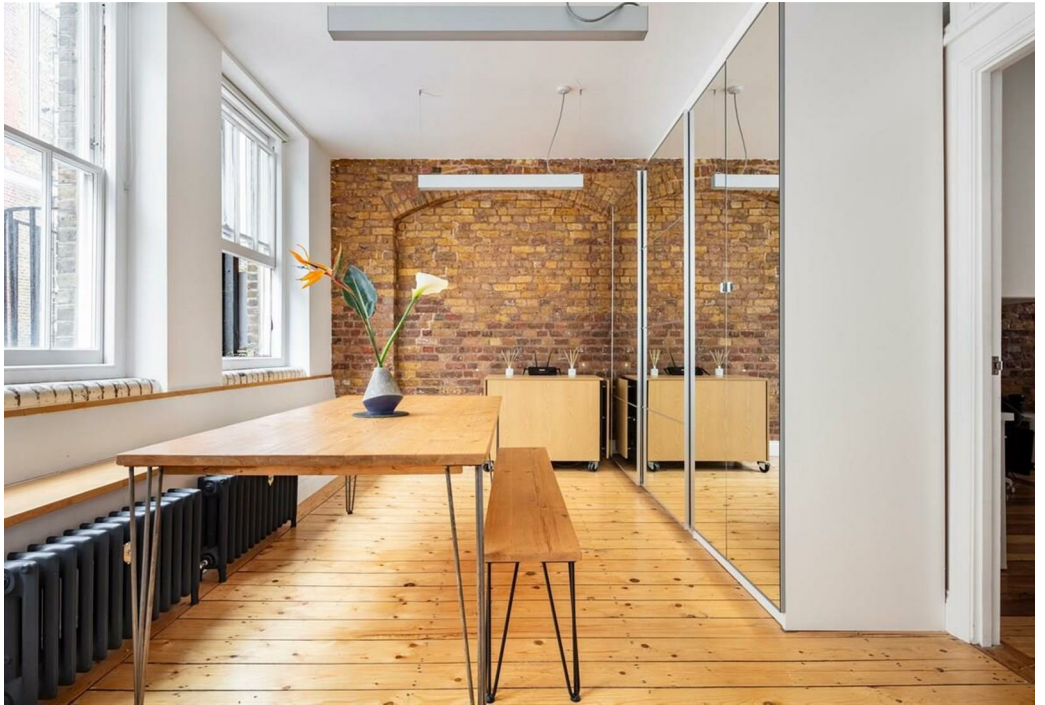
LEGAL COSTS

Each party bear own legal costs.

VIEWING

Strictly by appointment through Peach Properties





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS

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OFFICE DETAILS

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