



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

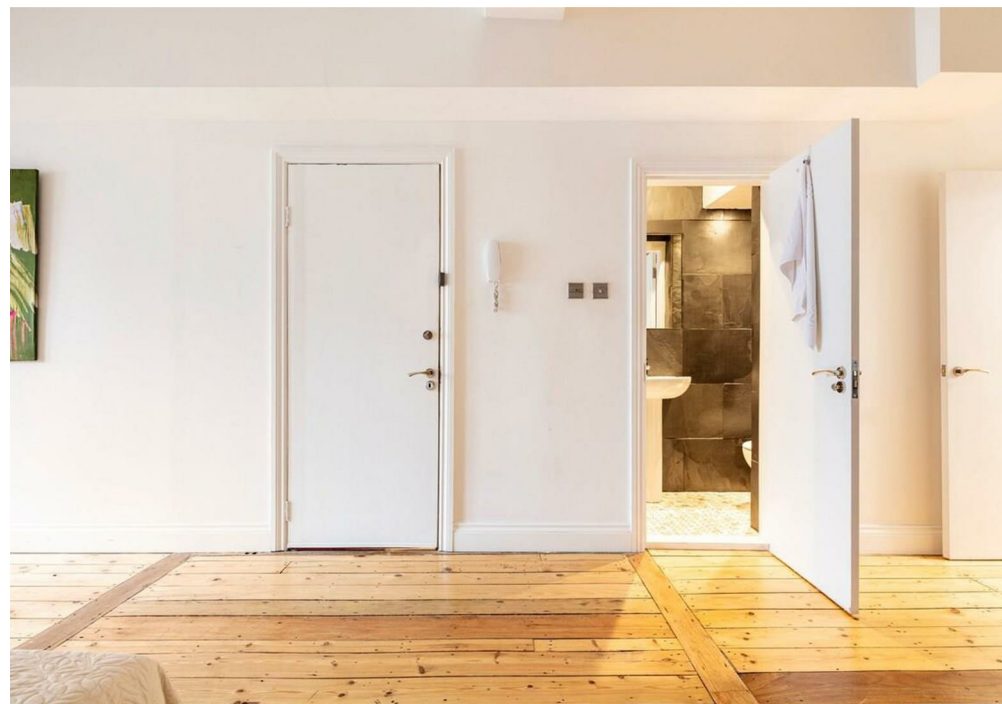
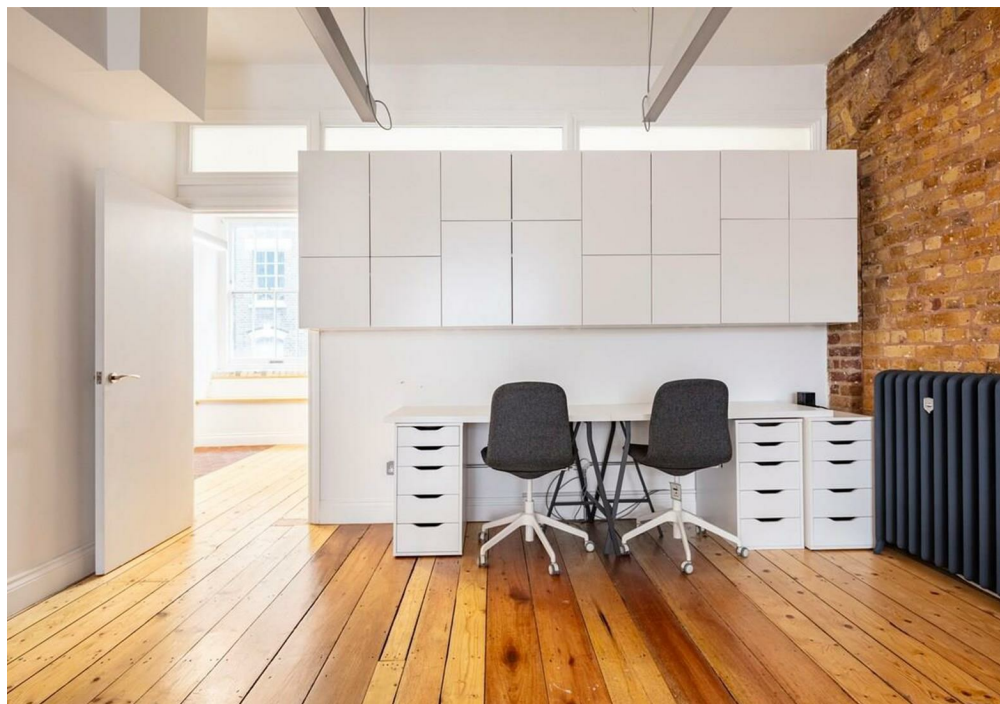
Parties are advised to make their own enquires with the local authority.

#### LEGAL COSTS

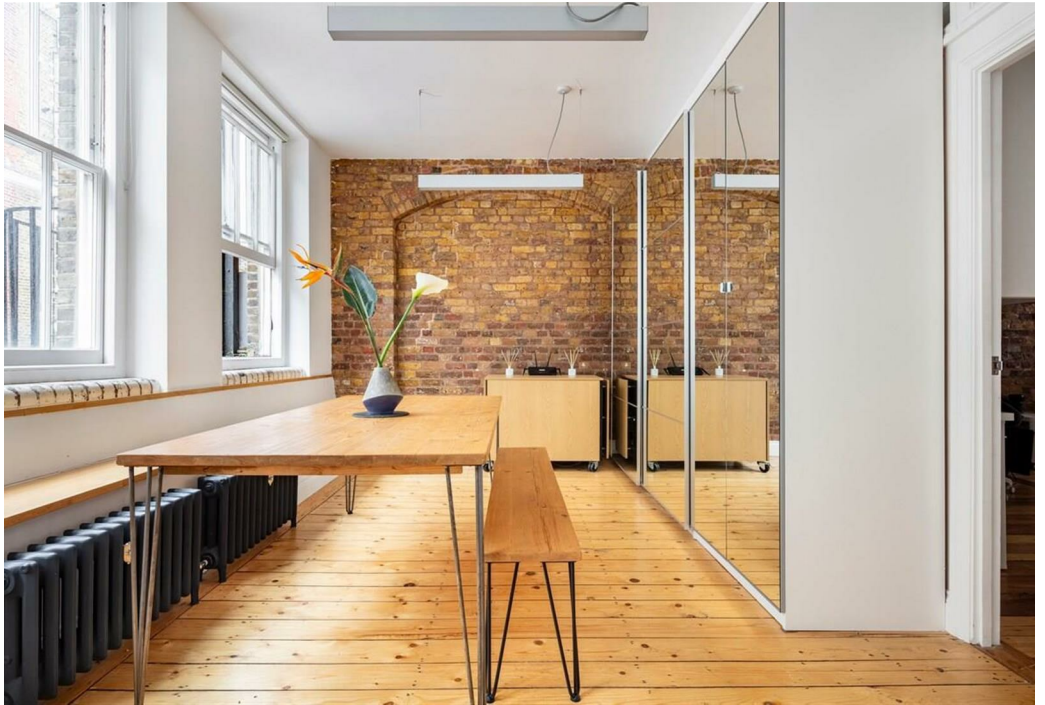
Each party bear own legal costs.

#### VIEWING

Strictly by appointment through Peach Properties







| Energy Efficiency Rating                           |                            |                                                                                     |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                           |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| (92 plus) <b>A</b>                                 |                            |                                                                                     |
| (81-91) <b>B</b>                                   |                            |                                                                                     |
| (69-80) <b>C</b>                                   |                            |                                                                                     |
| (55-68) <b>D</b>                                   |                            |                                                                                     |
| (39-54) <b>E</b>                                   |                            |                                                                                     |
| (21-38) <b>F</b>                                   |                            |                                                                                     |
| (1-20) <b>G</b>                                    |                            |                                                                                     |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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E2 6EH

#### OFFICE DETAILS

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