



71 Fanshaw Street, London, N1 6LA

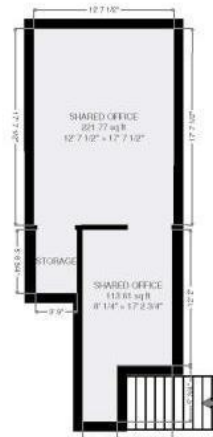
Trendy Office - Warehouse Conversion

LOCATION:

The premises is located on the corner of Fanshaw Street and Hoxton Street in a prominent position. Hoxton Overground station is just a 5 minute walk away and Old Street station 10 minutes. The Hoxton market is a great place to grab lunch from one of the street food operators or to browse the numerous stalls. Shoreditch is renowned for its restaurants, bars and artisan shops.



1st Floor



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DESCRIPTION:

This is a share of an existing office space (the whole mezzanine level). There is a possibility to partition this section off or leave the space as it stands and enjoy the vibrant co working atmosphere. The space currently has 6 desks and a lounge/ seating area however different configurations would yield more desk space.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Floor Area	357	33
TOTAL	357FT²	33 M²

AMENITIES:

- Air conditioning
- Co working space
- Lounge/ seating area
- Good natural light
- Trendy warehouse conversion

TENURE:

The property is available by way of a flexible licence agreement with the current tenant a rental of £12,000 per annum exclusive.

RENT PA:	£12,000	RATES PAYABLE:	All interested parties are advised to make their own enquiries.
SERVICE CHARGE:	To be confirmed.	VAT:	Not applicable.
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

CONTACT:

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