

# To Let

# Look

First floor B1 commercial /office unit of 816 Square Feet internally within this stylish contemporary 5 storey solid timber eco friendly building.



**Fairmule House, Waterson Street , Shoreditch**  
London , E2

First floor B1 commercial /office unit of 816 Sq Ft  
Stylish contemporary 5 storey solid timber eco friendly building  
Within walking distance of Liverpool Street  
Art Galleries, Restaurants , Clubs and Night Life is in the immediate area

**£15,000 Per Annum**

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## Fairmule House, Waterson Street , Shoreditch E2

### SITUATION

Waterson street is located off Hackney Road & Shoreditch High Street and is within walking distance of Liverpool Street & Old Street Station. Shoreditch with its Art Galleries, Restaurants , Clubs and Night Life is in the immediate area and Columbia Road with its Sunday flower and plant market is adjacent.

### DESCRIPTION

First floor B1 commercial /office unit of 816 Square Feet internally within this stylish contemporary 5 storey solid timber eco friendly building around the corner from Shoreditch high street available to let.

### TENURE

Commercial Let

### GENERAL INFORMATION

#### LOCAL AUTHORITY

London borough of

#### VIEWING


Strictly by appointment with Look Property Services. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

#### IMPORTANT NOTICE

Look Property Services, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Look Property Services have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>	✘	✘
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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