



FOR SALE

**Unit 5, 4-5 Academy
Buildings, Fanshaw
Street, London, N1 6LQ**

909 sq ft

909 square foot first
floor creative office in
prime Shoreditch location



Description

Unit 5 provides an open plan layout including a built in kitchen area and separate bathrooms. The unit benefits from wooden flooring, exposed brickwork and a multitude of windows allowing for natural light throughout the property. The unit has been previously occupied by fashion houses and other creative businesses, making it the perfect fit for anyone working in a similar sector.

Location

Situated just off Hoxton Street on Fanshaw Street the area benefits from the restaurants, bars, cafes and street food stalls of Shoreditch and Hoxton Square. A short 10 minute walk to Old Street which provides links to the city, as well as links from Stratford High Street and Liverpool Street Station.

Key points

- First floor - 909 square feet
- Exposed brickwork
- Wooden floors
- Excellent natural light
- Open plan layout
- Ideal for creative businesses
- Prime location
- Kitchen area

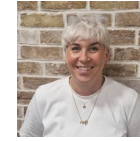




Rents, Rates & Charges

Price	£640,000.00
Rates	£15,000 per annum
Service Charge	On application
VAT	To be confirmed
EPC	E (102)

Viewing & Further Information



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