



TO LET

**71 Fanshaw Street,
London, N1 6LA**

1,459 sq ft

**71 Fanshaw Street -
Authentic warehouse
office in Shoreditch**

stirlingackroyd.com



Description

Fully fitted office space located on the 1st floor of a period former warehouse building. The space benefits from excellent natural light, good floor to ceiling height, wooden flooring, and painted brickwork.

The space has retained many of its original features including a Juliet balcony with views over City Skyline.

Key points

- 1,459 square foot
- Warehouse character features
- Excellent natural light
- Plug & Play
- Short walk to Hoxton Station
- Open plan



Location

Situated on Fanshaw Street, the building is a short walk to Hoxton Station (Overground Line). In addition, Old Street Station (Northern Line) is a 10 minute walk giving easy access to Kings Cross and the City.

Fanshaw Street is surrounded by top restaurants such as The Clove Club, Nest, Senza Fondo. In addition, there are further amenities in the locality including Nuffield Health and FighterFit Boxing Gym.

Transport Links



Hoxton 0.2 Miles



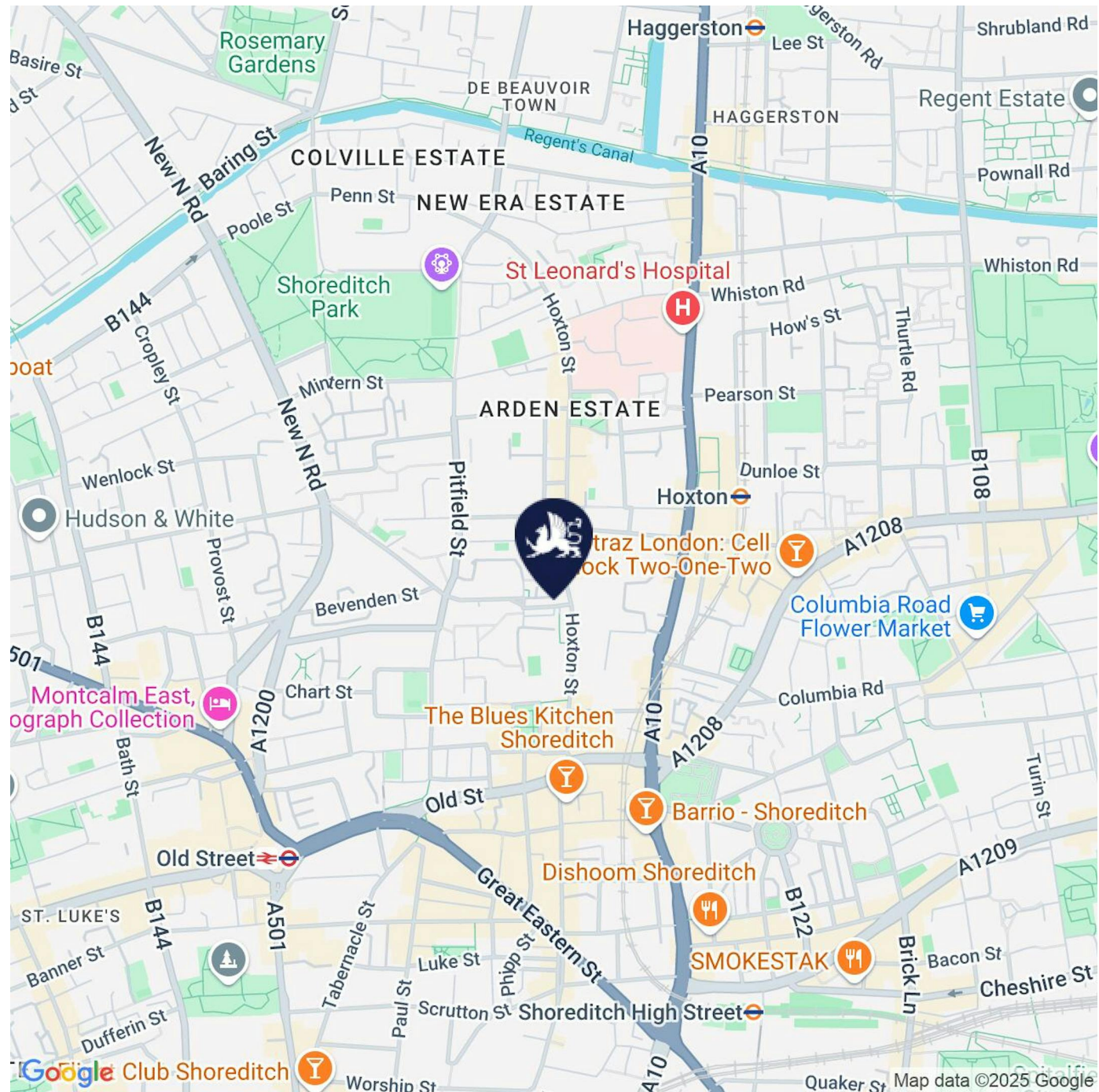
Old Street 0.4 Miles



Shoreditch High Street 0.5 Miles



Haggerston 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
1st	1,459	135.55	Available

Rents, Rates & Charges

Lease	
Rent	£30 per sq ft
Rates	£17.28 per sq ft
Service Charge	TBC
VAT	On application
EPC	On application

Viewing & Further Information



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