



1 Academy Buildings, Fanshaw Street, Hoxton, London, N1 6LQ



TO LET

1,777 sq ft / 165.09 sq m

Commercial

Genuine Loft Style Studio Offices For Lease in central Hoxton



- Converted Victorian warehouse
- Self contained premises with private street entrance
- Exposed brickwork
- Wood effect flooring
- Good ceiling heights
- Fitted kitchen
- Electric heating
- Corner position with good levels of daylight

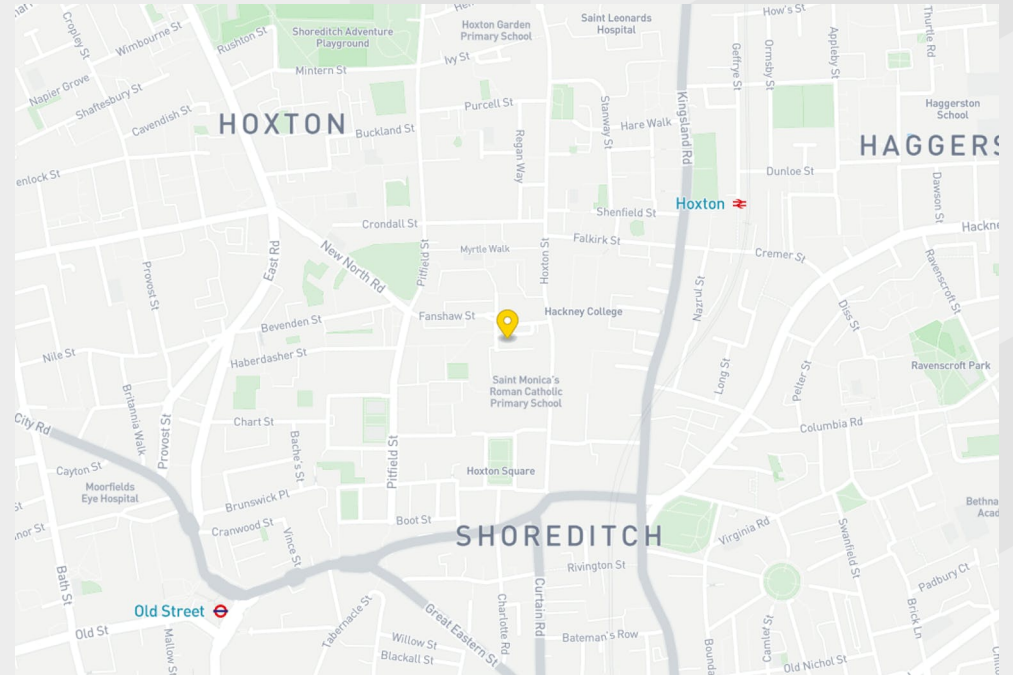


Description

Genuine loft style studio offices in a striking converted Victorian warehouse arranged over ground and lower ground floors, having a private and dedicated entrance from the street. The accommodation is mainly open plan in format with a partitioned meeting room on the raised ground floor, and two small meeting rooms on the lower ground floor level. The offices have good ceiling heights, suspended up/downlighters, exposed brickwork, timber flooring and good levels of daylight afforded by the corner position in the block. The unit has benefits from its own WCs and kitchenette. (Note internal pictures displayed taken prior to current tenant's occupation)

Location

The offices form part of Academy Buildings on Fanshaw Street, located a short walk from the amenities of Hoxton Square, Hoxton Street and central Shoreditch with a wide range of retail, coffee/deli, restaurants and bars all within easy reach. Old Street (Northern line and National Rail) and Hoxton (Overground) stations are both within a 10-12 minute walk.



Accommodation / Availability

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge	Availability
Ground	814	75.62	-	£12.18	£3.37 /sq ft	Available
Lower Ground	963	89.47	-	£12.18	£3.37 /sq ft	Available
Unit - Total	1,777	165.09	£60,000 per annum	£12.18	£3.37 /sq ft	Available

Tenure

New Lease

EPC

D (100)

VAT

Applicable

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