



Unit 5

Academy Buildings, Fanshaw Street, N1 6LQ

**909 sq ft first floor
creative office in prime
Shoreditch location**

909 sq ft
(84.45 sq m)

- Exposed brickwork
- Wooden floors
- Excellent natural light
- Open plan layout

Unit 5, Academy Buildings, Fanshaw Street, London, N1 6LQ

Description

Unit 5 provides an open plan layout including a built in kitchen area and two 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.

Accommodation

The accommodation comprises of the following

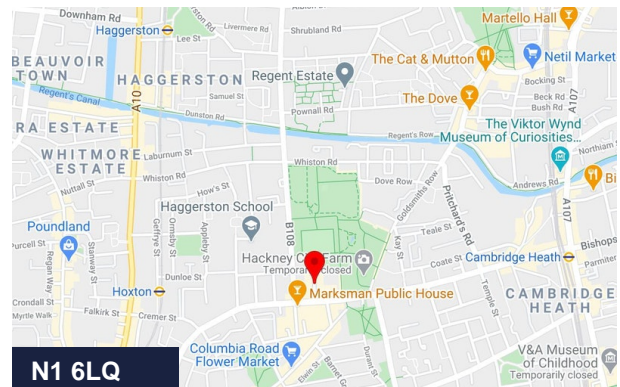
Name	Sq ft	Sq m	Availability
1st - Unit 5	909	84.45	Available
Total	909	84.45	

Specification

- Exposed brickwork
- Excellent natural light
- Wooden flooring
- 2 separate bathrooms
- Open plan layout

Viewings

Viewings strictly by appointment



Summary

Available Size	909 sq ft
Price	£675,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information



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