

FAIRCHILD PLACE, EC2

1,171 SQ FT
CONVENIENTLY LOCATED SELF-CONTAINED OFFICE/STUDIO
FOR SALE OR RENT
SHOREDITCH, EC2



DESCRIPTION

Positioned in a vibrant Shoreditch location, this self-contained office arranged over lower ground, ground & mezzanine blends warehouse-style character with a clean, contemporary finish, creating a practical and appealing workspace. The unit features a fitted kitchenette and benefits from E Class use, offering flexibility for a wide range of occupiers. Excellent transport links are close by, ensuring convenient access across London.

AMENITIES



SELF-CONTAINED



EXCELLENT
TRANSPORT LINKS



MEETING ROOMS



WAREHOUSE
STYLE FEATURES



PRIME
SHOREDITCH



EXCELLENT
NATURAL LIGHT



WC FACILITIES



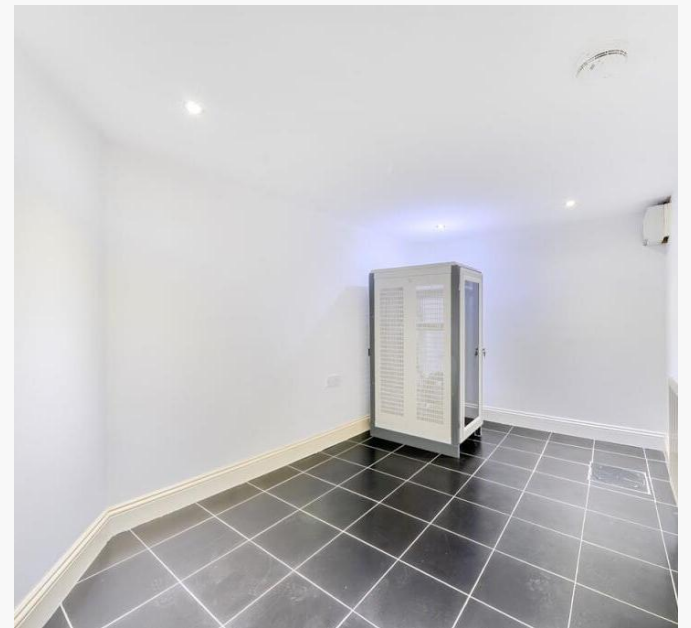
E CLASS USE



KITCHENETTE

CHARACTERFUL SELF-CONTAINED OFFICE/STUDIO





TRANSPORT

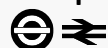
Shoreditch High Street – 6 Mins Walk



Liverpool Street – 8 Mins Walk



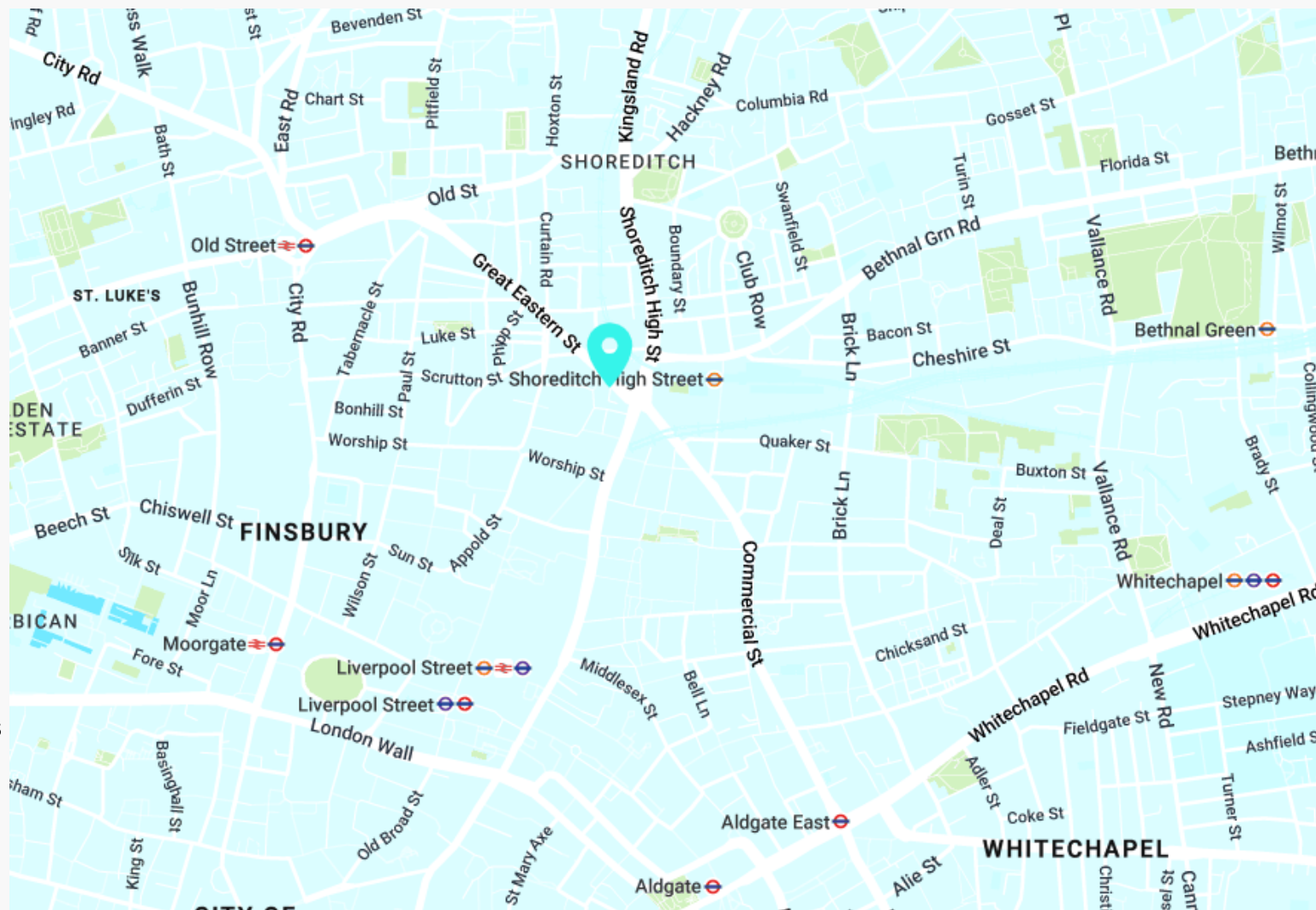
Liverpool Street – 11 Mins Walk



AREA

Located in the heart of Shoreditch, the building occupies a prominent position within the 'Shoreditch Triangle'. It enjoys excellent connectivity, being adjacent to Shoreditch High Street Station and a short walk from Liverpool Street and Old Street stations. The area remains one of London's most vibrant hotspots, home to niche retailers, trendy restaurants, bars, private members' clubs, new hotels, and residential developments.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	PRICE	RATES (PA)	SERVICE CHARGE (PA)
LG – 1 st	1,171	Under Offer	£30,000	£400,000	TBC	£3,500

LEASE

For sale by way of long leasehold, or a new lease to be contracted outside the Landlord and Tenant Act.

TIMING

Available immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

GROUND RENT

£100 per annum.

VIEWINGS VIA SOLE AGENTS

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