

**1-3 FRENCH PLACE,
SHOREDITCH EI**

**2,040 SQ FT
RARE SELF-CONTAINED WAREHOUSE
FREEHOLD IN SHOREDITCH FOR SALE
SHOREDITCH, EI**







DESCRIPTION

Offering a rare opportunity to acquire a characterful self-contained warehouse building in the heart of Shoreditch. The property provides approximately 2,040 sq ft of open-plan office accommodation arranged from lower ground to third floor, featuring wooden floors, sash windows, excellent natural light and impressive ceiling heights of around 3m. The third floor benefits from a private roof terrace, offering unique outdoor space in this prime creative location just moments from Shoreditch High Street.

AMENITIES



EXPOSED BRICKWORK



EXCELLENT TRANSPORT LINKS



PRIME SHOREDITCH



EXCELLENT NATURAL LIGHT



GREAT CEILING HEIGHTS



WAREHOUSE STYLE FEATURES



ROOF TERRACE



OPEN PLAN



SELF-CONTAINED

CHARACTER SELF-CONTAINED BUILDING IN PRIME SHOREDITCH



TRANSPORT

Old Street– 8 mins



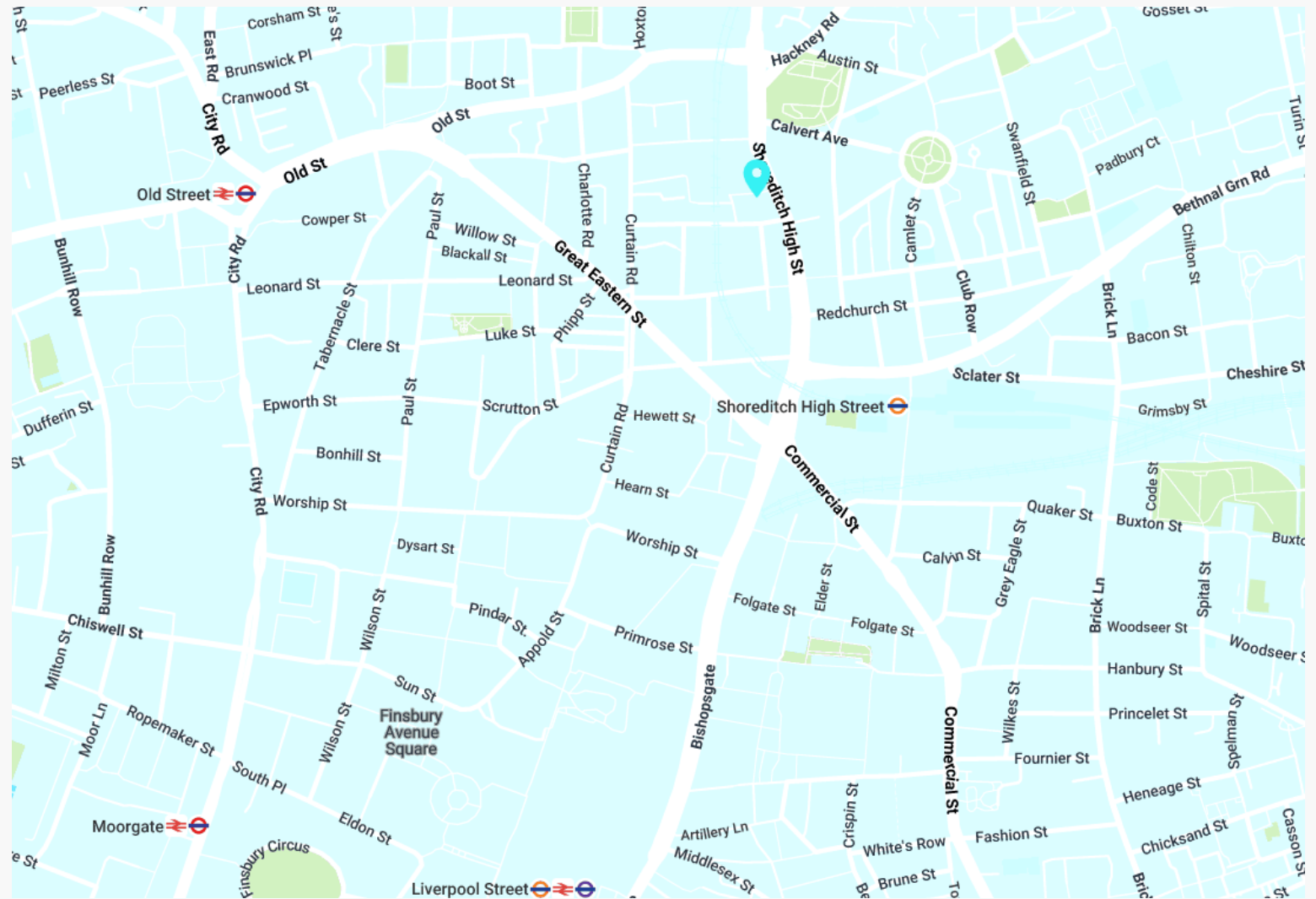
Shoreditch High Street– 5 mins



Liverpool Street – 15 mins



LOCATION



AREA

French Place is situated just off Shoreditch High Street in the heart of one of London’s most vibrant and sought-after creative districts. The property is surrounded by a wealth of cafés, restaurants, bars and renowned creative occupiers, and is moments from landmark destinations such as the Tea Building, Shoreditch House and the One Hundred hotel. Excellent transport links are available nearby, with Shoreditch High Street Overground, Old Street Underground and Liverpool Street Station all within short walking distance.

AVAILABILITY

FLOOR	SIZE (SQ. FT)
3 rd	280
2 nd	620
1 st	566
Ground	266
Basement	309
Total	2,041

**The property may offer potential for part residential conversion under permitted development rights, including Class G, subject to the necessary consents.*

TENURE

Freehold

BUSINESS RATES

Interested parties should make their own enquiries with the local authority.

CONTENT

View on our website



SERVICE CHARGE

Nil

GROUND RENT

Nil

PRICE

£1,400,000

VIEWINGS VIA SOLE AGENTS

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