



**STIRLING
ACKROYD**

TO LET

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

2,678 sq ft

**71 Fanshaw Street -
Authentic Warehouse
Office in Shoreditch**

stirlingackroyd.com



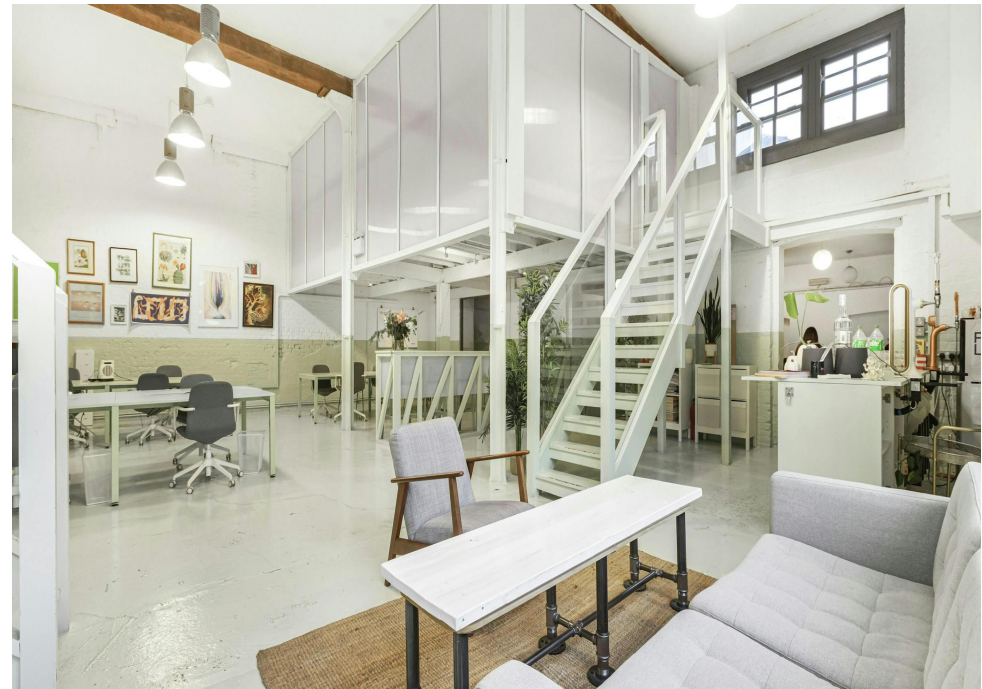
Description

The ground floor at 71 Fanshaw street offers a fully fitted office space, situated in a period former warehouse building. The self-contained space offers superb 4-metre floor to ceiling heights in part with two separate mezzanine areas offering additional working space and meeting space.

This space benefits from an open plan layout with warehouse character features throughout creating the perfect creative space. Nestled in the heart of Shoreditch, the property is surrounded by green space with Shoreditch Park being just moments away. Whether you're seeking the energy of Shoreditch's creative scene or the tranquillity of nearby parks, this location offers the best of both worlds.

Key points

- 2,678 sq ft
- 4m+ ceiling height
- Plug & Play
- Short walk to Hoxton Station
- Open Plan
- Warehouse character features



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



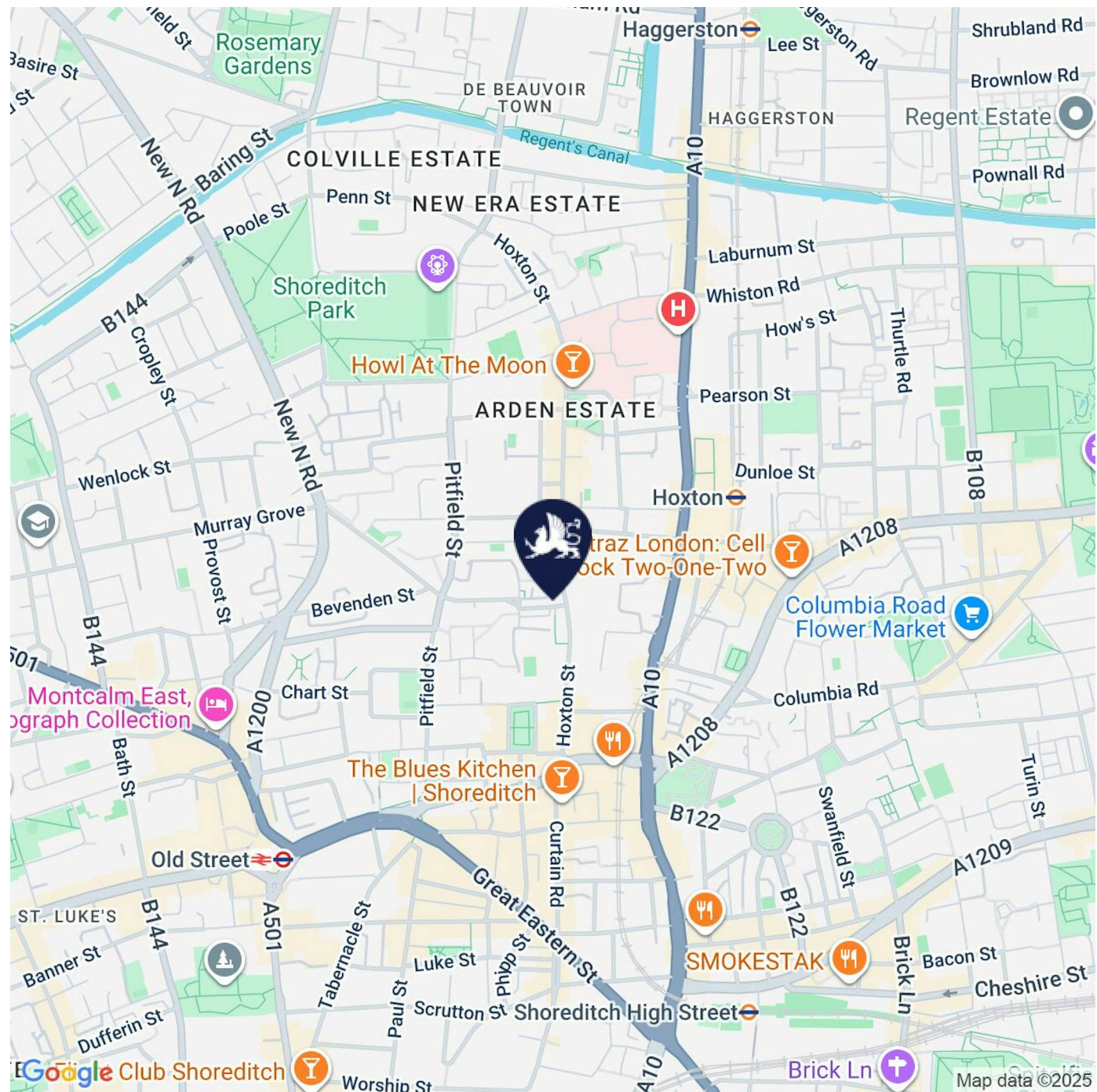
Old Street 0.4 Miles



Shoreditch High Street 0.5 Miles



Haggerston 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	1,943	180.51	Available
Mezzanine	735	68.28	Available

Rents, Rates & Charges

Lease	
Rent	£35 per sq ft
Rates	£17.28 per sq ft
Service Charge	TBA
VAT	Not applicable
EPC	C (69)

Viewing & Further Information



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com

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