



TO LET

**Unit E, Pennybank
Chambers, 1 Fairchild
Place, Shoreditch, EC2A
3EN**

1,171 sq ft

**Characterful Self-
contained Office**



VIDEO TOUR

stirlingackroyd.com



Description

This stunning self-contained office, located in the heart of Shoreditch offers a blend of historic character alongside modern design. The converted warehouse space, originally built in the 1880s has recently undergone a high quality refurbishment, ultimately preserving its original charm while introducing contemporary finishes throughout.

The office benefits from engineered wooden flooring, arched sash windows that allows for excellent natural light throughout. Alongside a large kitchen providing high functionality making this unit suitable for a variety of occupiers.

Key points

- Self-contained Office
- Converted Warehouse Space
- Excellent Connectivity
- Gross Internal Area: 1,171 sq ft
- Excellent Light Throughout the Unit
- Three Floors



Location

Fairchild Place is close to a handful of well-known Shoreditch spots such as Ozone Coffee Roasters, Shoreditch Grind, and Attendant. Transport links are strong, with Shoreditch High Street a short walk away, and both Liverpool Street and Old Street stations nearby for Underground, Overground, and Elizabeth line connections.

Transport Links



Shoreditch High Street 0.1 Miles



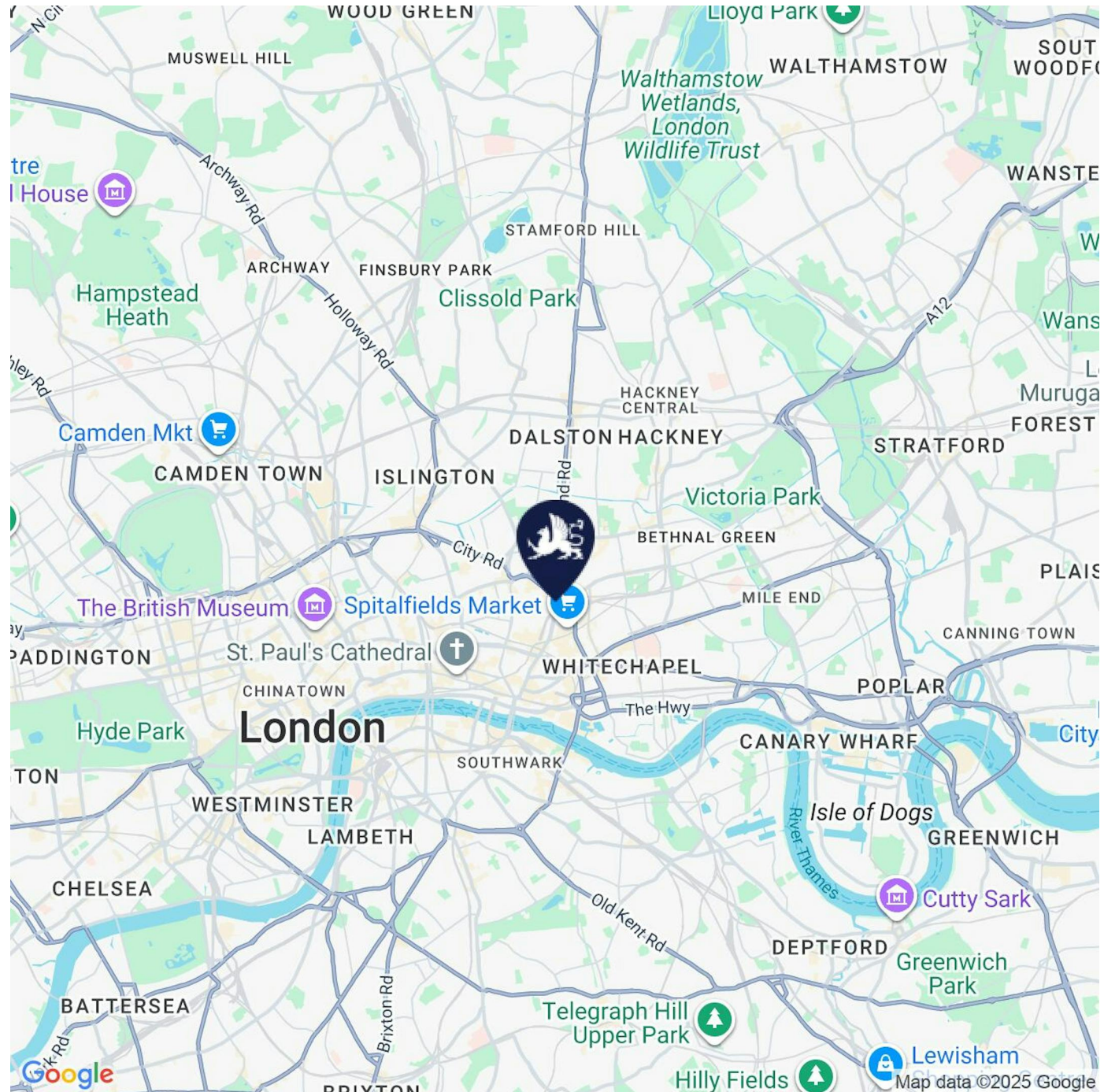
Liverpool Street 0.4 Miles



Old Street 0.4 Miles



Moorgate 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
1st	408	37.90	Available
Ground	407	37.81	Available
Lower Ground	356	33.07	Available

Rents, Rates & Charges

Lease	
Rent	£35,000 per annum
Rates	On application
Service Charge	£3,500 per annum Ground Rent £100 per annum
VAT	Not applicable
EPC	C (67)

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Dimitri Melaisi
0203 911 3666
07940239327
dmelaisi@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 05/01/2026