

PROPERTY DETAILS

BRIANCROKER

PROPERTY CONSULTANCY



TO LET

71 Fanshaw Street
London N1 6LA

Self-contained office floor totalling
1,505 sq. ft. (approx.)
situated within a former warehouse
building.

LOCATION

This former warehouse building is located on the north side of Fanshaw Street at its junction with Hoxton Street. Situated north of Hoxton Square and within a short distance from Old Street via Hoxton Street. The property is within 5 minutes walk to Hoxton (Overground Line) and Old Street Station (Northern Line and First Capital Connect) being only 10 minutes away. Liverpool Street and Moorgate Stations are also within easy walking distance and is served by numerous bus routes.

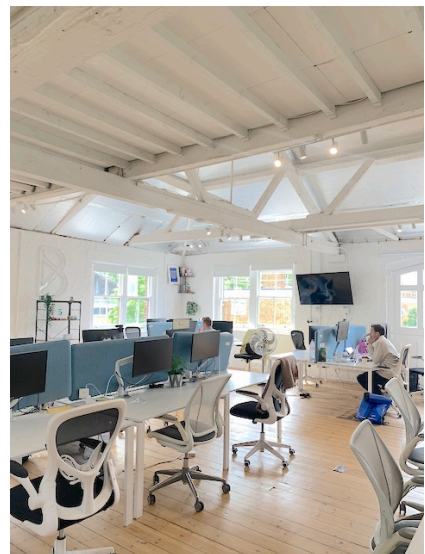
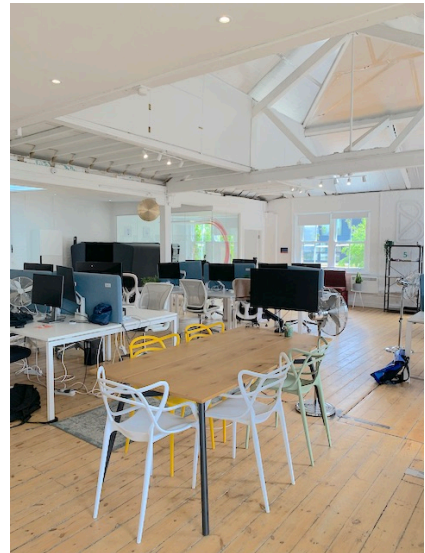
DESCRIPTION

The available "Original Shoreditch" space is located on the second floor of this former period warehouse building and is accessed via an entrance/staircase off Fanshaw Street. The floor offers an open plan studio/office space which offer good natural daylight, good floor to ceiling height, openable former loading doors, kitchen, toilets, entry phone system, painted brickwork and original wooden floor.

ACCOMMODATION

Second Floor 1,505 sq. ft. – 139.86 m2 (approx.)

NB: The above measurements have been provided by a third party and all interested parties are advised to check these measurements.



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Please note: The above information has been provided in good faith but please verify the accuracy of all statements, opinions, measurements and values contained herein prior to submitting your offer as Brian Croker cannot give any guarantee as to their accuracy or be held liable for inaccuracies

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LEASE TERMS

New Full Repairing and Insuring Lease contracted outside the Landlord and Tenants Act, the terms of which are negotiable. Flexible terms considered.

ASKING RENT

£45,150.00 per annum inclusive (plus VAT) equates to £30 per sq. ft.

SERVICE CHARGE/BUILDING INSURANCE

To be confirmed 123 - E

BUSINESS RATES

We are informed by the Valuation Office Agency that the Rateable Value of the property is £49,250.00 with Rates Payable from the 1st April 2023 to 31st March 2024 being approx. £25,216.00 per annum. Interested parties are advised to seek confirmation from the London Borough of Hackney on 0208 356 3466

LEGAL COSTS

Each party to bear their own costs.

ENERGY PERFORMANCE CERTIFICATE

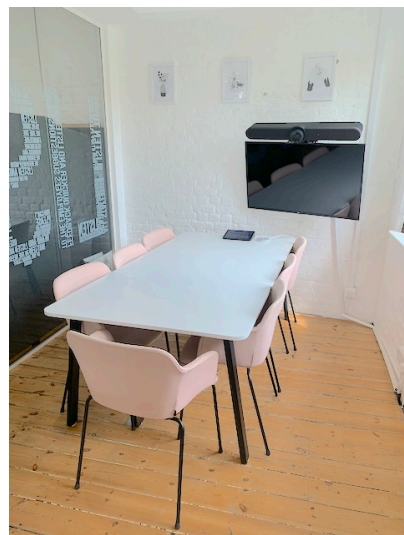
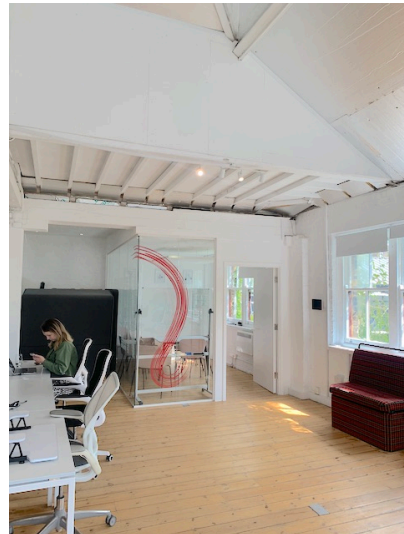
The Energy Performance Rating

VIEWING

Please contact: Brian Croker

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