

7 ACADEMY BUILDINGS
FANSHAW STREET,
HOXTON, LONDON N1 6LQ



4,413 sq ft (410 sq m) Available To Let

**A characterful, refurbished office located near
Old Street roundabout.**



For further information please contact:

Bay Fox Smith

Simon Knight

D: 020 7629 5456 **M:** 07818 012 419

E: simonknight@brayfoxsmith.com

Jordan Willcock

T: 020 7629 5456 **M:** 07745 054 909

E: jordanwillcock@brayfoxsmith.com

brayfoxsmith.com

7 ACADEMY BUILDINGS FANSHAW STREET, HOXTON, LONDON N1 6LQ

LOCATION

7 Fanshaw Street is located within Shoreditch's vibrant mixed-use area, where there are many thriving businesses and is well served by many restaurants, bars and shops. The property is well served by public transport, with the Northern Line and National Rail available from Old Street Station and the London Overground available from the nearby Hoxton Station.



DESCRIPTION

7 Fanshaw Street is a modern office building located equidistant between Old Street and Hoxton tube stations. The property boasts a character frontage with refurbished offices inside.

SPECIFICATION

- Recently refurbished ground, 1st and 2nd floors
- Basement storage area
- Good floor to ceiling height
- LED Lighting
- Kitchen facilities
- Male and female toilets
- 5 parking spaces available on license
- 2 garages available on license

FLOOR AREAS

Floor	sq ft	sq m
Second	1,023	95
First	941	87.4
Ground	1,284	119.3
Basement	1,166	108.3
Total	4,413	410





RENT

Available on a new lease direct from the landlord.
Rent from £32.50 per sq ft.

VIEWING

Strictly by appointment via the sole agents.

For further information please contact:

Bay Fox Smith

Simon Knight

D: 020 7629 5456 M: 07818 012 419

E: simonknight@brayfoxsmith.com

Jordan Willcock

T: 020 3362 4349 M: 07745 054 909

E: jordanwillcock@brayfoxsmith.com