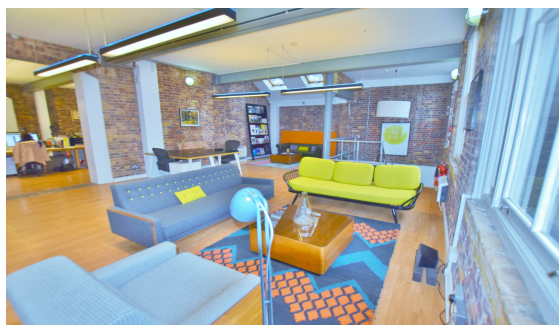
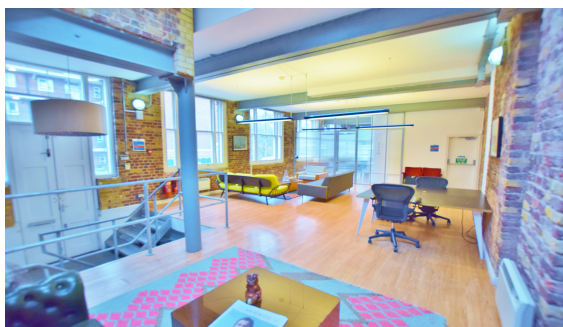




THE OFFICE

This stunning, self contained office space split over ground and lower ground floors benefits from excellent natural light on both levels, wooden flooring and exposed brickwork throughout.



AVAILABILITY & FLOOR PLANS

A new lease is available for a term by arrangement.

SPECIFICATION

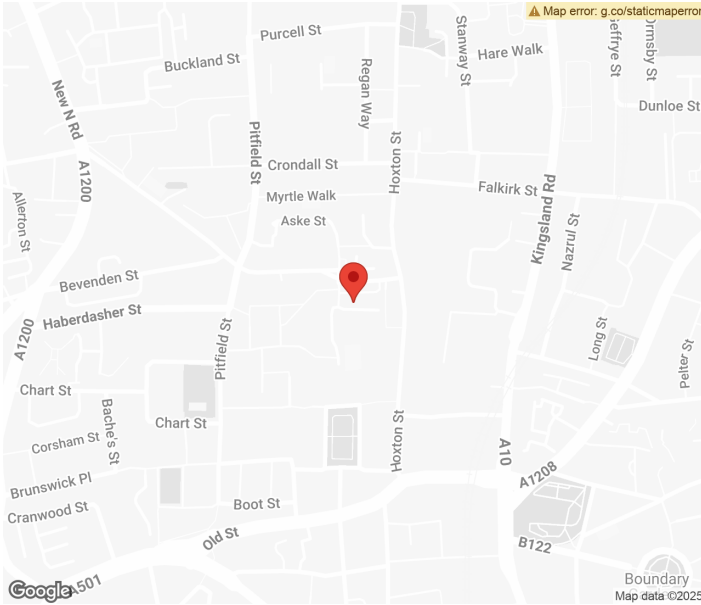
- Excellent natural light
- High exposed ceilings
- Suspended LED lighting
- Exposed brickwork
- Wooden flooring
- Perimeter trunking
- Demised WC's
- Two meeting rooms
- Fibre optic
- Video entry phone
- 24 hour access

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
LG	87.98	947	£39.50	£7.70	£1.97	£46,563.99	LET
G	77.76	837	£39.50	£7.70	£1.97	£41,155.29	LET
	165.74	1,784	£39.50	£7.70	£1.97	£87,719.28	LET

LOCATION

The building, a former period warehouse, is situated on Fanshaw Street, just off of Hoxton Street and a short distance from busy Hoxton Square.



COMMUNICATION

The nearest transport link is Old Street underground and mainline station. The overground network can be accessed via Hoxton Street station.

WALKING TIMES From the building

	Hoxton	5 Minutes
	Old Street	8 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

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