



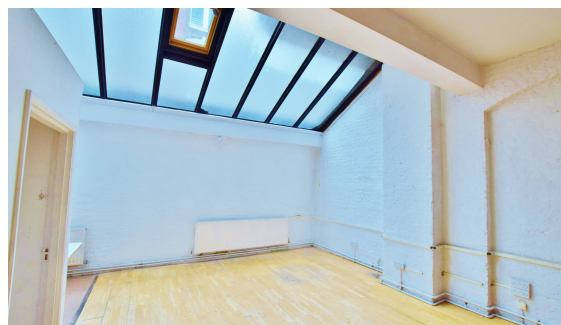
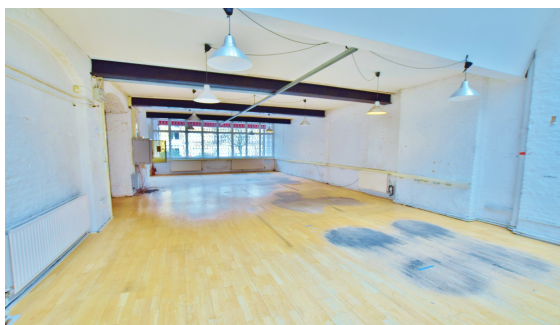
THE WORKPLACE CO.

4-5 ACADEMY BUILDINGS

4 5 Academy Building, Fanshaw Street, N1

THE OFFICE

A self contained accommodation within a former Victorian warehouse benefiting from fantastic floor to ceiling height, period features - exposed brickwork and steel cast beams - and excellent natural light.



AVAILABILITY

Available by way of a new lease direct from the Landlord.

SPECIFICATION

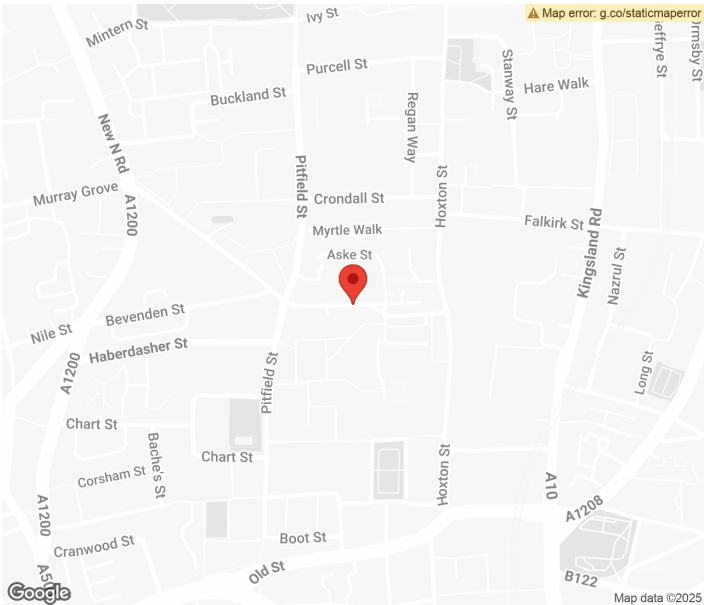
- Self contained
- Generous floor to ceiling height
- Excellent natural light
- Period features
- Central heating
- Fibre optic
- Fitted kitchenette
- Demised WCs and shower
- Video entry phone
- 24 hour access
- Car parking

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Ground	161.5	1,739	£38.50	£10.82	£2.30	£89,767.18	Available

LOCATION

The building is situated on Fanshaw Street, only a short distance from Hoxton Square and its many bars and restaurants.




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
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