



1.04

12-18 Hoxton Street, Shoreditch, N1 6NG

## 1st Floor Office To Let in Shoreditch

**690 sq ft**  
(64.10 sq m)

- Original Crittall windows
- Excellent location
- Natural Light
- Available Now

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## Summary

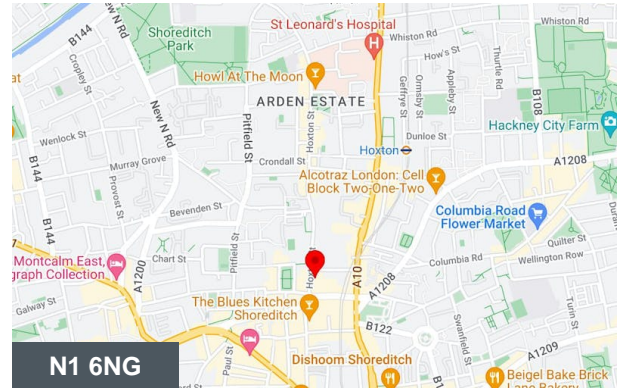
|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 690 sq ft                          |
| <b>Rent</b>           | £20,700 per annum                  |
| <b>Rates Payable</b>  | £8,108.75 per annum                |
| <b>Rateable Value</b> | £16,250                            |
| <b>Service Charge</b> | £4,457.40 per annum                |
| <b>Car Parking</b>    | N/A                                |
| <b>VAT</b>            | Not applicable                     |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>Estate Charge</b>  | N/A                                |
| <b>EPC Rating</b>     | D (78)                             |

## Description

A first floor office within a multi let building which is occupied by numerous creative media companies, the unit offers a quiet and private environment with good natural light, painted brickwork and timber laminate flooring. Currently open plan but with scope to create a meeting room at one end of the unit, the ideal size for 6 - 8 people.

## Location

Shoreditch is home to variety of occupiers making it an ideal location for many creative companies. Nearby restaurants include Tramshed, The Merchants Tavern, Blacklock and The Clove Club along with a selection of other lunch spots. Old Street Underground, Liverpool Street Station and Shoreditch High Street Overground are all a short walk away offering plenty of options for commuters providing swift access into the City and Central London.



## Viewing & Further Information



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