fyfe mcdade To Let



2.07 Hoxton Street Studios

12-18 Hoxton Street, Shoreditch, N1 6NG

2nd Floor Office To Let in Shoreditch

1,172 sq ft

(108.88 sq m)

- Excellent Natural Light
- Flexible Terms
- Great Location
- Open Plan Layout

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Summary

Available Size	1,172 sq ft				
Rent	£35,160.00 per annum				
Rates Payable	£13,098.75 per annum				
Rateable Value	£26,250				
Service Charge	£7,571.12 per annum				
Car Parking	N/A				
VAT	Not applicable				
Legal Fees	Each party to bear their own costs				
Estate Charge	N/A				
EPC Rating	D (78)				

Description

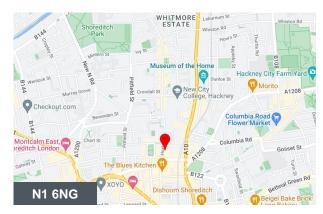
A characterful private office in a Shoreditch warehouse conversion very well located just off Old Street and adjacent to Hoxton Square. On the second floor of the popular Hoxton Street Studios this unit is flooded with natural light from the original crittal windows, offering the ideal working environment for creative companies.

Location

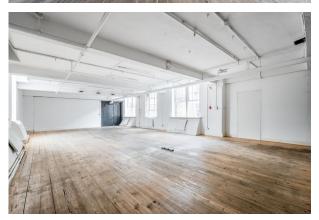
Shoreditch is home to variety of occupiers making it an ideal location for many creative companies. Nearby restaurants include Tramshed, The Merchants Tavern, Blacklock and The Clove Club along with a selection of other lunch spots. Old Street Underground, Liverpool Street Station and Shoreditch High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

Accommodation

Name	sq ft	sq m	Rent	Rates	Service	Total	Total year
				Payable	charge	month	
2nd - 2.07	1,172	108.88	£35,160 /annum	£15.18 /sq ft	£7.95 /sq ft	£5,189.03	£62,268.36
Total	1,172	108.88				£5,189.03	£62,268.36







Viewing & Further Information



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