fyfe mcdade

To Let



2.03 Hoxton Street Studios 12-18 Hoxton Street, Shoreditch, N1 6NG

2nd Floor Office To Let in Shoreditch

- Excellent Location
- Great Transport Links
- Open Plan Layout
- Flexible Terms

979 sq ft (90.95 sq m)

2.03 Hoxton Street Studios, 12-18 Hoxton Street, Shoreditch, N1 6NG

Summary

Available Size	979 sq ft				
Rent	£29,370.00 per annum				
Rates Payable	£10,853.25 per annum				
Rateable Value	£21,750				
Service Charge	£6,324.34 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 corner unit is flooded with natural light from the original crittal windows, offering the ideal working environment for creative companies. Predominantly open plan with a separate private office/meeting.

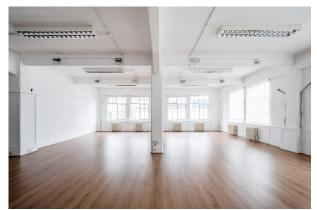
Location

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	Floor/Unit	Size	Rent	Rates Payable	Service charge	Total month	Total year
2nd - 2.03	2nd	-	£29,370 /annum	£15.69 /sq ft	£7.95 /sq ft	£4,376.13	£52,513.56
Total						£4,376.13	£52,513.56







Viewing & Further Information



George Sarantis 020 7613 4044 | 0731 1077 549 george@fyfemcdade.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 23/04/2024