



## 2.03 Hoxton Street Studios

12-18 Hoxton Street, Shoreditch, N1 6NG

### 2nd Floor Office To Let in Shoreditch

**979 sq ft**

(90.95 sq m)

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

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## Summary

<b>Available Size</b>	979 sq ft
<b>Rent</b>	£25,500 per annum
<b>Rates Payable</b>	£10,853.25 per annum
<b>Rateable Value</b>	£21,750
<b>Service Charge</b>	£7,087.96 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 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.



## Viewing & Further Information



**George Sarantis**

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com



**Quba Medford**

020 7613 4044 | 07912883110

quba@fyfemcdade.com

