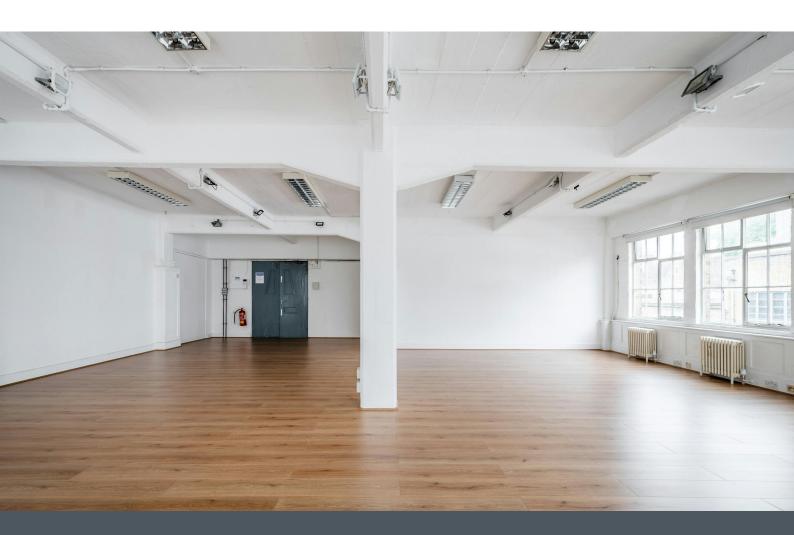
# fyfe mcdade

# **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	£25,500 per annum
Rates Payable	£10,853.25 per annum
Rateable Value	£21,750
Service Charge	£7,087.96 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.







### Viewing & Further Information



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