

TO LET

1st Floor, 11 Hoxton Square, London, N1 6NU

1,686 sq ft

Self-contained office to let overlooking Hoxton Square





Description

This first floor office is an option for those looking to rent in the desirable location of Hoxton Square in the heart of Shoreditch. With great ceiling height throughout and numerous windows, the space benefits from an abundance of natural light. The building has an aura of character as well benefitting from air-conditioning and a kitchenette.

Location

The office is located in Hoxton Square in the heart of Shoreditch, a desirable location with a variety of transport links. The office is within five minutes' walk of Old Street Underground (Northern Line) and Shoreditch High Street (Overground), and ten minutes' walk from Liverpool Street Station (Central, Elizabeth, Hammersmith & City, Circle and Metropolitan).

Key points

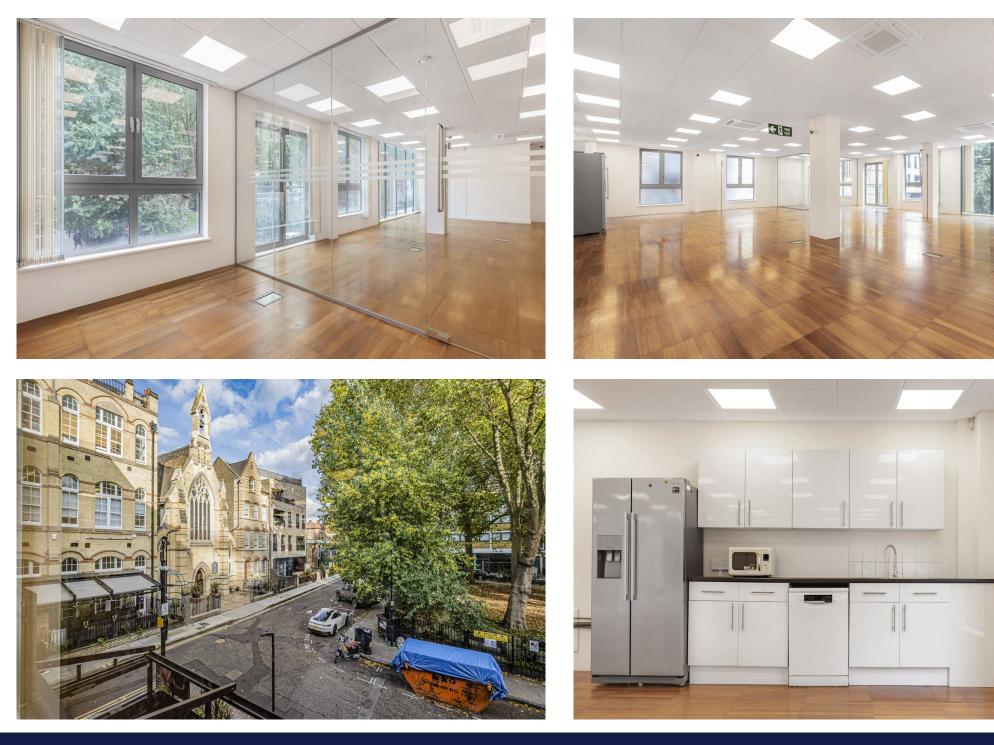
- First floor 1,686 square feet
- Excellent natural light
- Timber style flooring
- Kitchenette

- Self-contained
- Desirable location
- Air-conditioning
- Overlooking Hoxton Square





1st Floor, 11 Hoxton Square, London, N1 6NU



1st Floor, 11 Hoxton Square, London, N1 6NU

Rents, Rates & Charges

Lease	New Lease
Rent	£37.50 per sq ft
Rates	£16.12 per sq ft
Service Charge	£3.61 per sq ft
VAT	To be confirmed
EPC	D (90)

Viewing & Further Information



Brett Sullings 020 3967 0103 07826547772 bretts@stirlingackroyd.com



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com

Rachel Kiddie (Deleted) 020 3967 7628 rkiddie@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 02/05/2024

1st Floor, 11 Hoxton Square, London, N1 6NU