



**STIRLING  
ACKROYD**

**TO LET**

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

1,686 sq ft

Self-contained office to  
let overlooking Hoxton  
Square



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## 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.

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## 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).

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## Key points

- First floor - 1,686 square feet
- Excellent natural light
- Timber style flooring
- Kitchenette
- Self-contained
- Desirable location
- Air-conditioning
- Overlooking Hoxton Square





## 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



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