



2.04

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

Second floor 260 sq.ft. office to let in Hoxton Street, Shoreditch

260 sq ft
(24.15 sq m)

- Excellent Natural Light
- Flexible Terms
- Shoreditch Area
- Open Plan Layout
- Available September 2024
- Old Street & Liverpool Stations minutes away

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

Summary

Available Size	260 sq ft
Rent	£9,000.00 per annum
Rates Payable	£3,093.80 per annum Small Business Rates Relief Applicable
Rateable Value	£6,200
Service Charge	£1,679.60 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

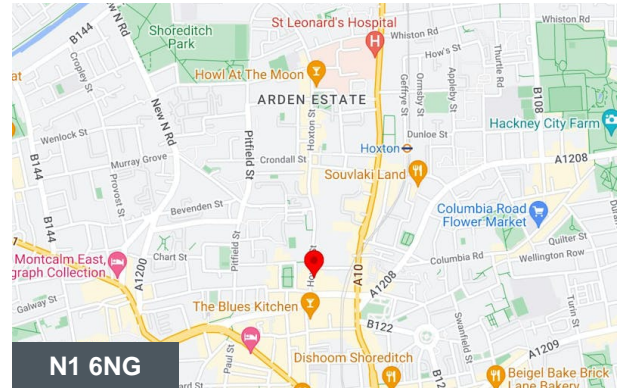
A characterful private office in a Shoreditch warehouse conversion very well located just off Old Street and adjacent to Hoxton Square. On the second floor of the popular Hoxton Street Studios this unit is flooded with natural light from the original crittal windows, offering the ideal working environment for creative companies.

Location

Shoreditch is home to variety of occupiers making it an ideal location for many creative companies. 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	Size	Rent	Service charge
2nd - 2.04	-	£9,000 /annum	£6.46 /sq ft



Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com