



## Unit 2.09

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

### An attractive second floor office to let in Hoxton Street, Shoreditch

**185 sq ft**  
(17.19 sq m)

- Excellent Natural Light
- Flexible Terms
- Great Location
- Open Plan Layout
- Old Street Station withing walking distance

# Unit 2.09, Hoxton Street Studios, 12-18 Hoxton Street, Shoreditch, N1 6NG

## Summary

<b>Available Size</b>	185 sq ft
<b>Rent</b>	£8,000 per annum
<b>Rates Payable</b>	£2,295.40 per annum Small Business Rates Relief applicable
<b>Rateable Value</b>	£4,600
<b>Service Charge</b>	£1,195.10 per annum
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (78)

## Description

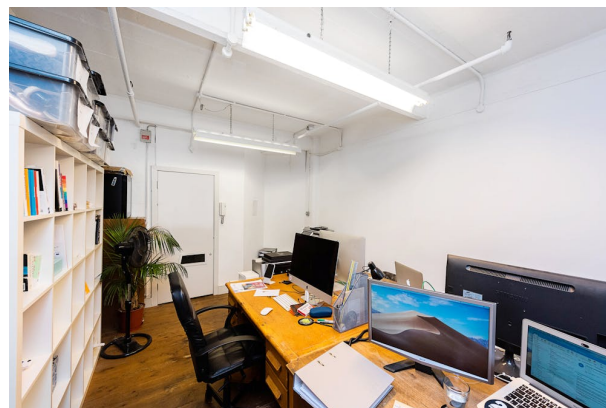
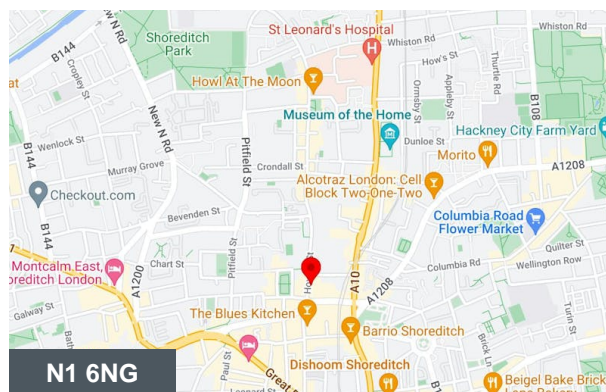
A characterful private office in a Shoreditch warehouse conversion very well located just off Old Street and adjacent to Hoxton Square. On the second floor of the popular Hoxton Street Studios this unit is flooded with natural light from the original crittal windows, offering the ideal working environment 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	Floor/Unit	Size	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
2nd - 2.09	2nd	185 sq ft	£43.24	£12.41	£7.50	£63.15	£973.58	£11,682.90	Let
<b>Total</b>			<b>£43.24</b>	<b>£12.41</b>	<b>£7.50</b>	<b>£63.15</b>	<b>£973.58</b>	<b>£11,682.90</b>	

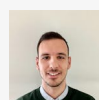


## Viewing & Further Information



### Quba Medford

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quba@fyfemcdade.com



### George Sarantis

020 7613 4044 | 07311077 549  
george@fyfemcdade.com



# Energy performance certificate (EPC)

12-18 Hoxton Street  
LONDON  
N1 6NG

Energy rating

**D**

Valid until: **10 March 2029**

Certificate number: **9602-3087-0518-0700-8405**

Property type

B1 Offices and Workshop businesses

Total floor area

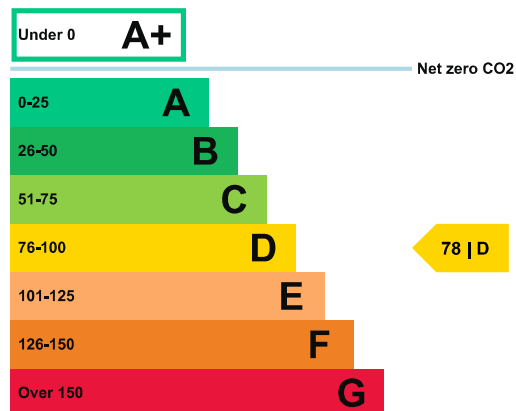
2489 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 | A

If typical of the existing stock

73 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

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Building environment

Heating and Natural Ventilation

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Assessment level

3

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

49.83

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Primary energy use (kWh/m<sup>2</sup> per year)

287

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0860-0741-0589-2807-4006\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	David Beale
Telephone	07736 311077
Email	<a href="mailto:dmbeale@yahoo.com">dmbeale@yahoo.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/006777
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Braithwaite Energy
Employer address	Kemp House, 152 City Road, London, EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 March 2019
Date of certificate	11 March 2019

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