



**TO LET**

**2-4 Rufus Street,  
London, N1 6PE**

**1,809 sq ft**

**First floor converted  
warehouse office to let**

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





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## Description

Comprising the first floor of a warehouse style office, which provides an open-plan studio space with two meeting rooms.

The floor benefits from features including excellent natural daylight from three elevations, two glass fronted meeting rooms, painted brickwork, wooden floors, kitchen and WC facilities.

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## Location

Situated on Rufus Street which links Old Street to Hoxton Square. Surrounded by the restaurants and bars that make Shoreditch such a popular destination, such as Breakfast Club and Busaba Thai.

Transport links are excellent with Old Street Station and Shoreditch High Street both within walking distance. Numerous bus routes also stop outside.

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## Key points

- First floor - 1,809 square feet
- Located just off Hoxton Square
- Warehouse style office
- Fantastic natural light
- Two glass partition meeting rooms
- Painted brickwork
- Timber flooring
- Fitted kitchen and private WCs



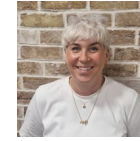




## Rents, Rates & Charges

Lease	New Lease
Rent	£32.50 per sq ft
Rates	£15.28 per sq ft
Service Charge	£6.50 per sq ft tbc
VAT	To be confirmed
EPC	B (44)

## Viewing & Further Information



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