



**TO LET**

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

**1,809 sq ft**

**First floor converted  
warehouse office to let**



---

## 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.

---

## 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.

---

## 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





---

## Accommodation

Name	sq ft	sq m	Availability
1st	1,809	168.06	Available

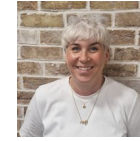
---

## 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



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com

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

**Theo Beckford**  
0203 911 3666  
Tbeckford@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 03/06/2024