



Unit 1 The Makers Building

1 Jasper Walk, Hoxton, London, N1 7JS

A Self-Contained Ground Floor Class E premises situated within a landmark Hoxton development.

1,753 sq ft
(162.86 sq m)

- Extensive Return Frontage
- 7 minutes Walk to Old Street Tube Station
- Ceiling Height Over 4 Meters
- Meeting Room, Kitchen & WC's
- Fully Fitted
- Air Ventilation System

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Summary

Available Size	1,753 sq ft
Rent	£55,000.00 per annum
Rates Payable	£12.45 per sq ft
Rateable Value	£43,750
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	A (14)

Description

Currently used as the marketing suite for the development, the premises is fitted out to a very high standard and is suitable for a variety of uses. The space has a light and airy ambience and features an extensive fully glazed return frontage and ceiling height in excess of four meters. The contemporary fixtures and fittings embody cutting-edge industrial chic, with floors in striking monochrome tiling and engineered wood, metro-tiled feature walls, a concrete ceiling with exposed ducting and smart black spotlights. The unit has a meeting room, kitchen facilities, and a disabled WC. There's also a fresh air ventilation system throughout. This is the only commercial premises available within the development, which was completed in 2020 and contains 175 apartments. It has entrances on both Nile Street and Jasper Walk and can be split into two separate units if required.

Location

This stunning ground floor class E commercial unit is in The Makers building, a landmark development in Hoxton. Located in a prominent corner position on Nile Street in the City Fringe, this Tech City unit is less than a mile from the City and just a seven minute walk from Old Street tube station.

Accommodation

The accommodation comprises the following areas:

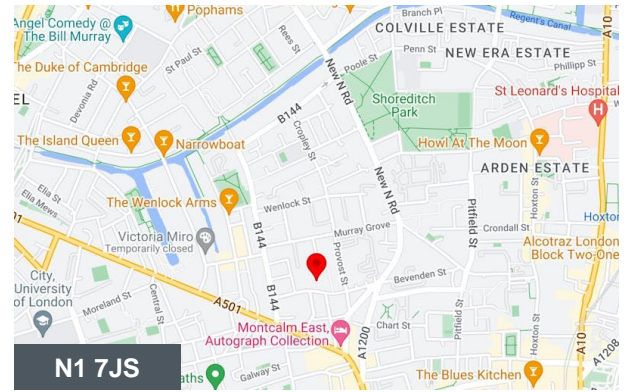
Name	sq ft	sq m	Rent	Rates Payable	Total month	Total year
Ground	1,753	162.86	£55,000 /annum	£21,831.25 /annum	£6,402.60	£76,831.25
Total	1,753	162.86			£6,402.60	£76,831.25

Terms

A new effective FRI lease is available and subject to an asking rent of £55,000 per annum. Our client is seeking lease terms of 5 years or more and may require a deposit of up to 6 months, subject to reference checks. All other terms and conditions by negotiation.

Planning/Use

The property falls under use class E and will suit a range of occupiers within that category. Please note that food uses which require extraction systems will not be permitted. Interest parties are advised to seek verification from the local council that their proposed use is in accordance with the current planning policy.



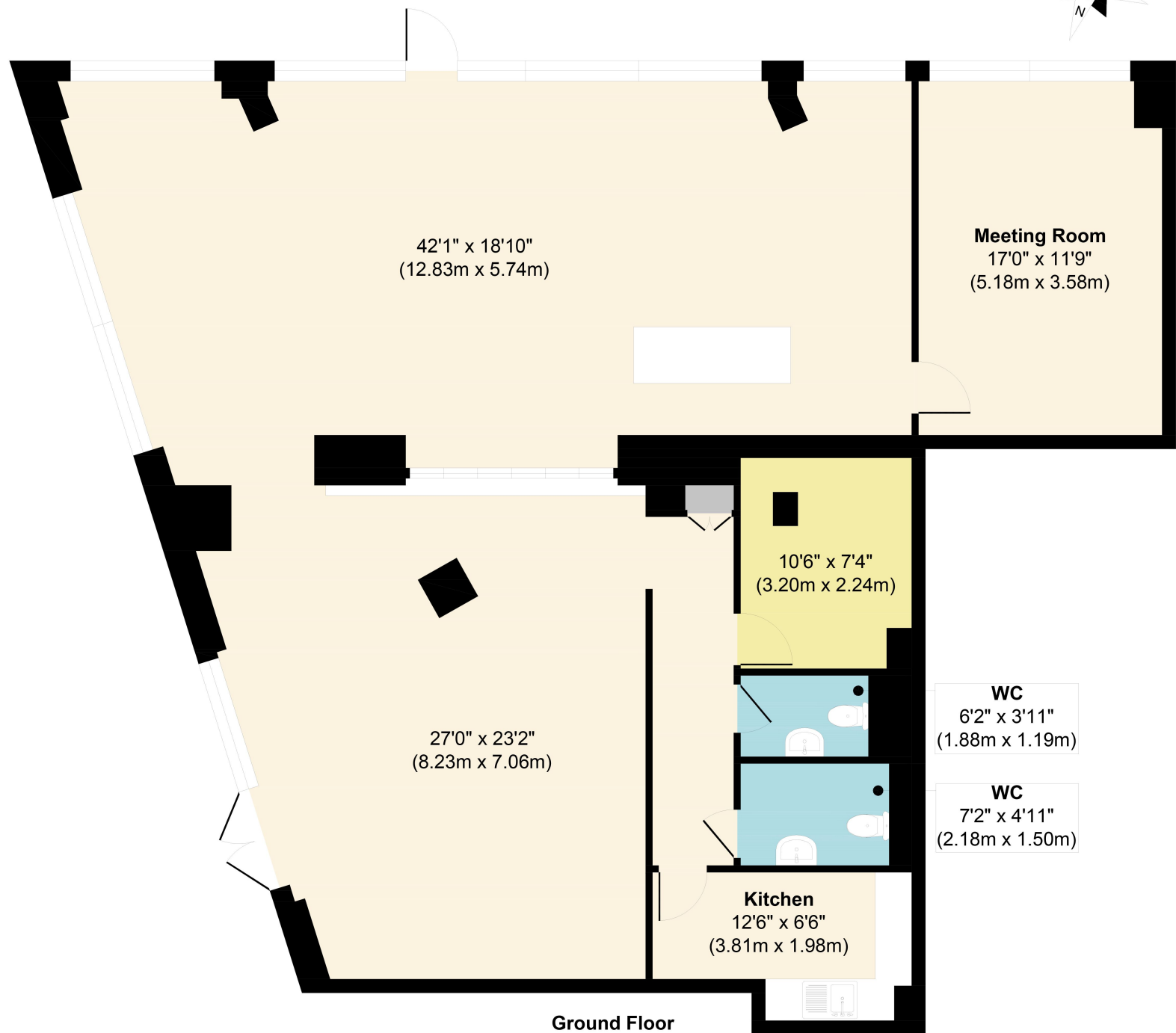
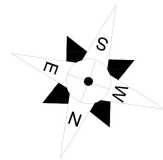
Viewing & Further Information



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Ground Floor

Approx. Gross Internal Floor Area 1753 sq. ft / 162.85 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property