



2.08 Hoxton Street Studios

12-18 Hoxton Street, Shoreditch, N1 6NG

2nd Floor Office To Let, Hoxton Street, Shoreditch

520 sq ft
(48.31 sq m)

- Excellent natural light
- Flexible terms
- Great transport links
- Open plan layout
- Communal Meeting Room

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Summary

Available Size	520 sq ft
Rent	£15,600 per annum
Rates Payable	£5,988 per annum
Rateable Value	£12,000
Service Charge	£3,360 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Description

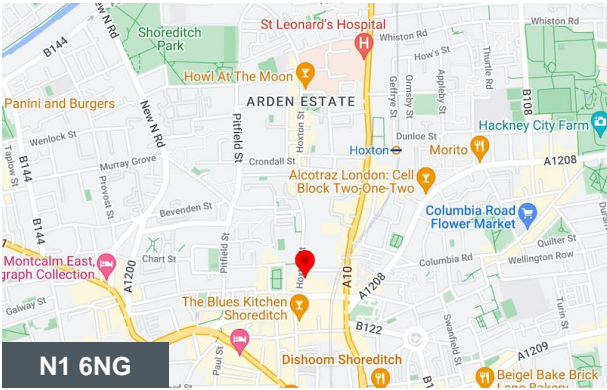
An attractive second floor office in a Shoreditch warehouse conversion adjacent to Hoxton Square. Predominantly open plan but with scope to create a meeting room at one end of the unit. The space benefits from excellent natural light and a clean, modern feel.

Location

Shoreditch is home to variety of occupiers making it an ideal location for many creative companies. Nearby restaurants include Tramshed, The Merchants Tavern, Blacklock and The Clove Club along with a selection of other lunch spots. 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	sq ft	sq m	Rent	Rates Payable	Service Charge	Total year
2nd - 2.08	520	48.31	£15,600 per annum	£5,988 /annum	£3,360 /annum	£24,948
Total	520	48.31				£24,948



Viewing & Further Information



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