

Unit C2, 28-36 Orsman Road, Hoxton, London, N1 5QJ

TO LET

Office

1,906 sq ft / 177.1 sq m

£47,500 per annum

Private Commercial Studio By Regents Canal



- Self-contained studio
- Light well into the lower ground
- Excellent levels of natural light
- Street level frontage
- Moments from Regents Canal and Haggerston Overground Station
- Private kitchen & WC
- Parquet flooring in the lower ground

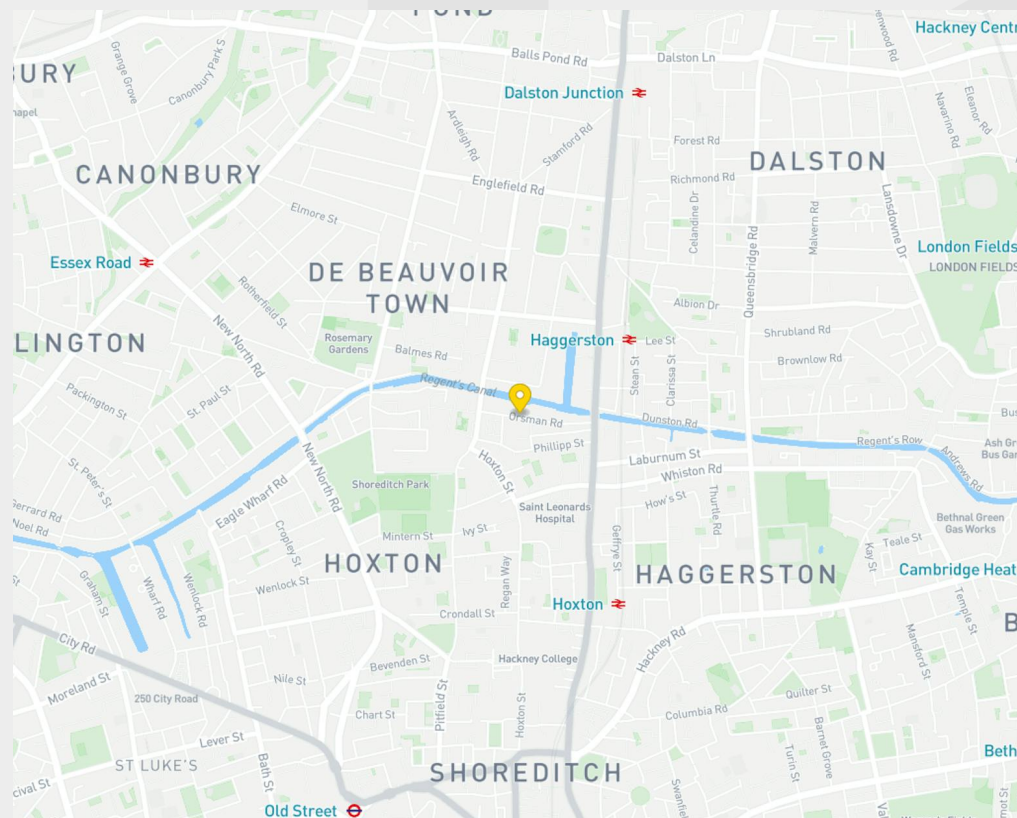


Description

This private commercial studio offers great street level frontage and access onto Orsman Road, moments from Regents Canal and Haggerston Overground Station. The property has been delivered to a high specification with excellent levels of natural light on the ground and basement as a result of the light well at the front of the unit. There is a kitchen on the ground floor, with toilets in the lower ground.

Location

The property is easily accessible with Haggerston (Overground) and Hoxton (Overground) stations both being within a 10-minute walk, as well as several bus routes serving the area. The building benefits from being situated directly adjacent to the Regents Canal which offers an attractive working environment and is also home to a number of local cafés, galleries and further amenities.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Unit - C2	1,906	177.07	£47,500 /annum	£14,721 /annum	£2,225 /annum	£5,370.50	Under Offer

Tenure

New Lease

EPC

B

VAT

Applicable

Configuration

Not Fitted

Contacts

Tom Schwier
07583 037 559
tom.schwier@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 23/07/2024