



**STIRLING  
ACKROYD**

## **TO LET**

**Ground Floor, 2 Hoxton  
Street, London, N1 6NG**

1,270 sq ft

Converted Victorian  
warehouse office on  
Hoxton Street



**VIDEO TOUR**

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



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## Description

An attractive former Victorian warehouse building arranged as a ground floor office. The property offers an open plan ground floor office with a separate meeting room area. The property has dual aspect windows giving fantastic natural light throughout, with original warehouse style windows, timber floors and it's own entrance from the street. There are also two WCs, and has a kitchen/tea points.

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## Location

Prominently positioned on the edge of Hoxton Street and City road in the heart of Shoreditch, a desirable location that forms part of Tech City. Home to a variety of occupiers from both tech and creative sectors including the likes of Adobe and Monzo. The immediate location also benefits from an impressive range of cafes, bars, and restaurants such as Red Dog Saloon, The Breakfast Club and Rossopomodoro as well as the Courthouse hotel.

The office is within five minutes' walk of Old Street Underground (Northern Line) and Shoreditch High Street (Overground), and ten minutes' walk from Liverpool Street Station (Central, Elizabeth, Hammersmith & City, Circle and Metropolitan).

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## Key points

- Converted Victorian warehouse styled office
- Prominently positioned on Hoxton Street
- Dual aspect windows
- Separate meeting room space
- Fantastic natural light
- Open plan office space
- Own entrance from street









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## Accommodation

Name	sq ft	sq m	Availability
Ground - Office	1,270	117.99	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£13.77 per sq ft
Service Charge	On application
VAT	On application
EPC	On application

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## Viewing & Further Information



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