



**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)**

---

## 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.

---

## 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).

---

## 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





---

## Accommodation

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

---

## 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

---

## Viewing & Further Information



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com



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



**Theo Beckford**  
0203 911 3666  
07584253887  
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 07/11/2024