



**TO LET**

**152-154 Hoxton Street,  
London, N1 6SH**

**1,142 sq ft**

**Retail/Office Space -  
Hoxton**



**VIDEO TOUR**

**stirlingackroyd.com**

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## Description

This is an ideal opportunity to secure a retail/office space on Hoxton Street/central Hoxton.

The commercial unit is divided over ground floor and basement - offering a total of 1142 sq ft.

The ground floor configuration : Office area 170 sq ft plus Studio area 239 sq ft plus 211 sq ft kitchen. The basement space offers 522 sq ft of storage space.

All new tenancies are subject to a minimum 3 month rent deposit and rent is due quarterly in advance

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## Location

152-154 Hoxton Street is located in the mid section of Hoxton Street.

Hoxton Street offers a range of diverse retailers and Hoxton Market operates on Saturday (daily food stalls also trade).

Hoxton and Shoreditch London Overground stations are within 10 minutes walk and a variety of bus routes can be accessed on Old Street and Kingsland Road

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## Key points

- Rental £25,000 per annum
- Ground Floor 620 sq ft plus Basement 522 sq ft - Total 1142 sq ft
- Ideal retail/office space in central Hoxton
- Flexible lease terms
- Ready for occupation
- Open plan layout
- Close to a range of local and national occupiers



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## Transport Links



Hoxton 0.2 Miles



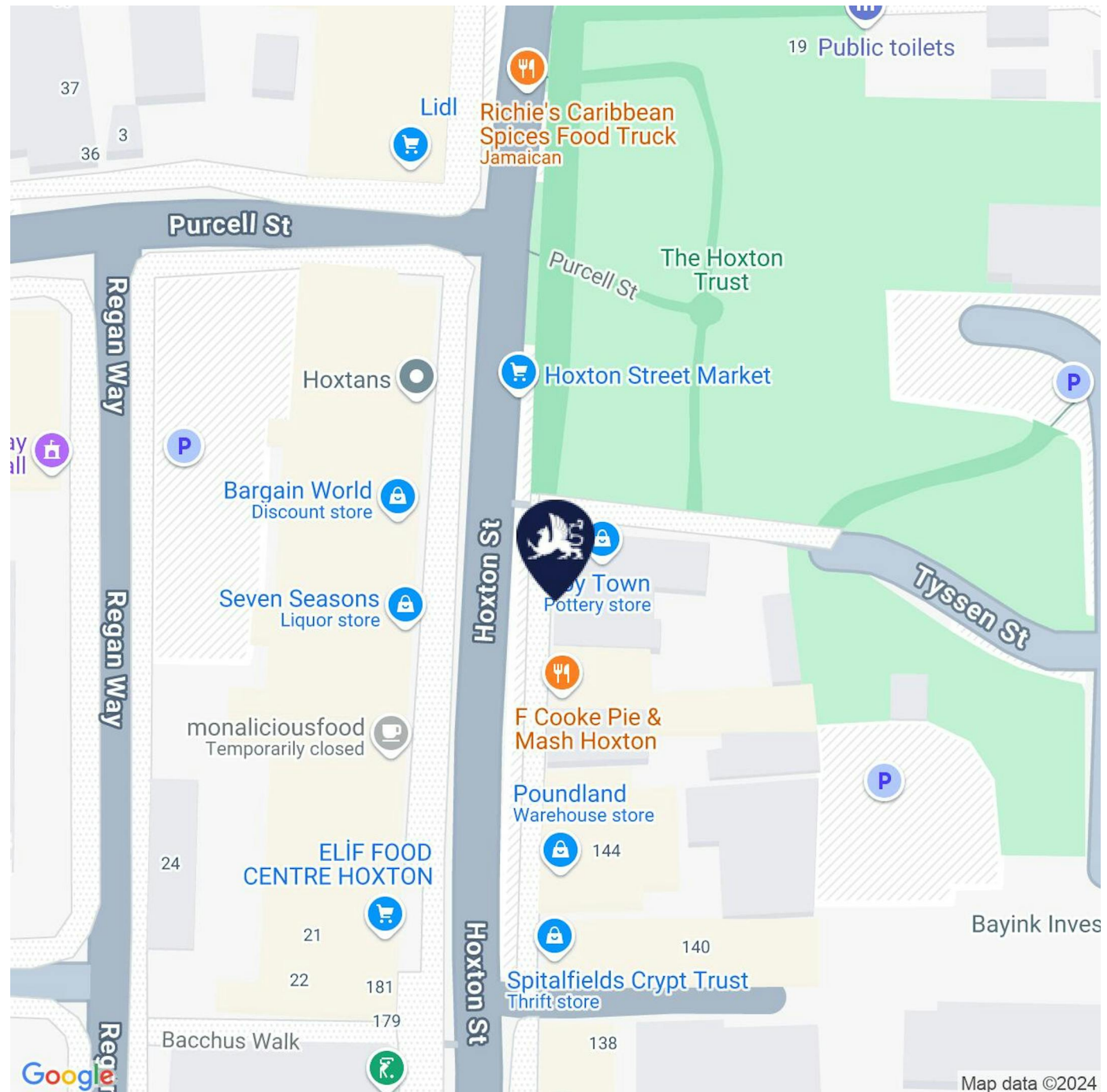
Haggerston 0.5 Miles



Old Street 0.6 Miles



Shoreditch High Street 0.6 Miles





## Rents, Rates & Charges

Lease	Sublease
Rent	£25,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	E (110)

## Viewing & Further Information



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