



**STIRLING
ACKROYD**

TO LET

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

1,142 sq ft

Retail/office space in
Hoxton



VIDEO TOUR

stirlingackroyd.com



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 1,142 sq ft. The ground floor configuration comprises an office area of 170 square feet, plus a studio area at 239 square feet, and 211 square foot kitchen space. The basement space offers 522 square feet of storage space.

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

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 Saturdays (daily food stalls also trade).

Hoxton and Shoreditch London Overground Stations are within ten minutes' walk and a variety of bus routes can be accessed on Old Street and Kingsland Road.

Key points

- Rental £25,000 per annum
- Ground floor 620 square feet plus basement 522 square feet - Total 1,142 square feet
- 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
- Hoxton and Shoreditch Overground Stations within ten minutes' walk



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 Saturdays (daily food stalls also trade).

Hoxton and Shoreditch London Overground Stations are within ten minutes' walk and a variety of bus routes can be accessed on Old Street and Kingsland Road.

Transport Links



Hoxton 0.2 Miles



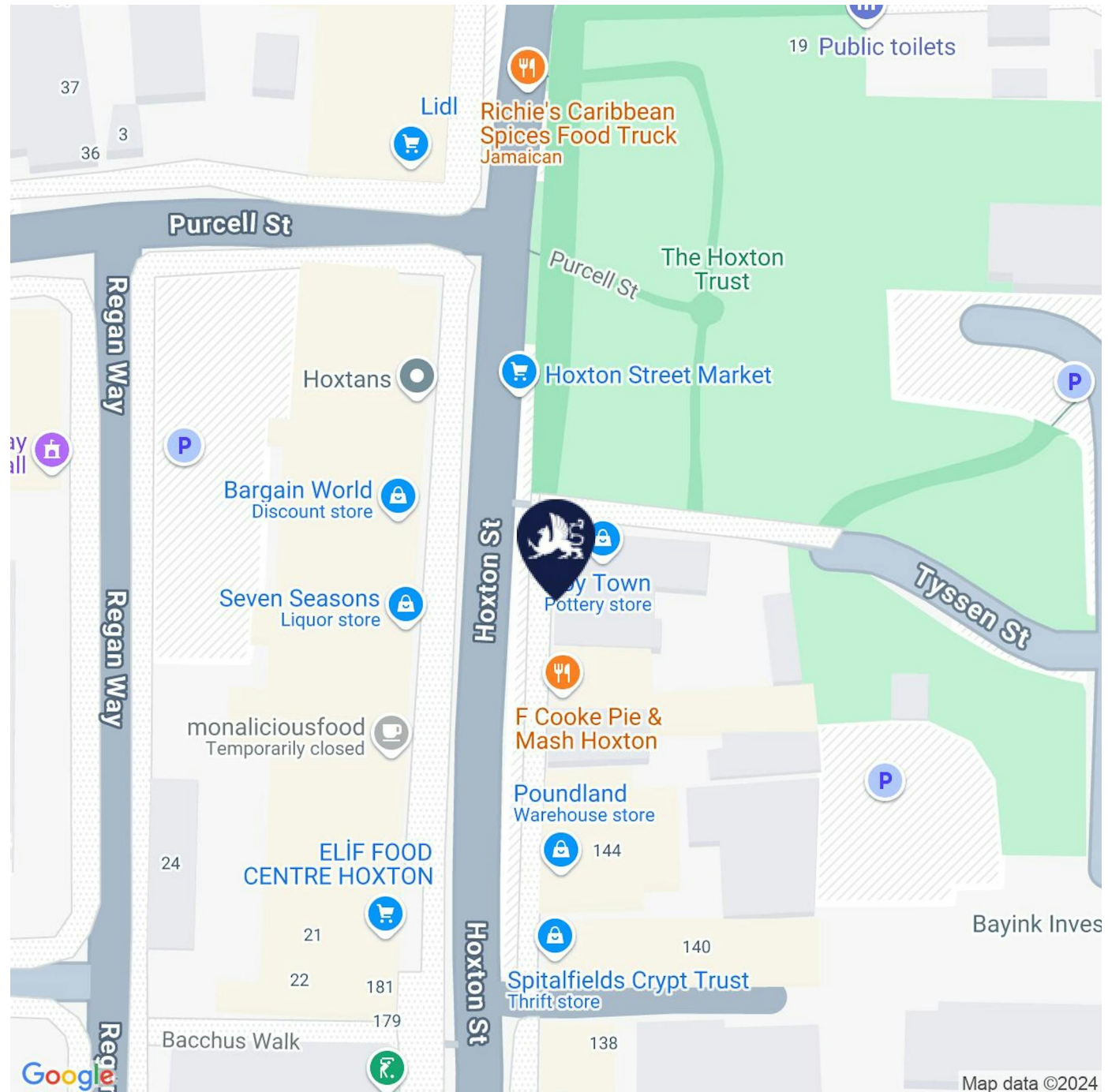
Haggerston 0.5 Miles



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



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@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 05/02/2025