



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

## 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

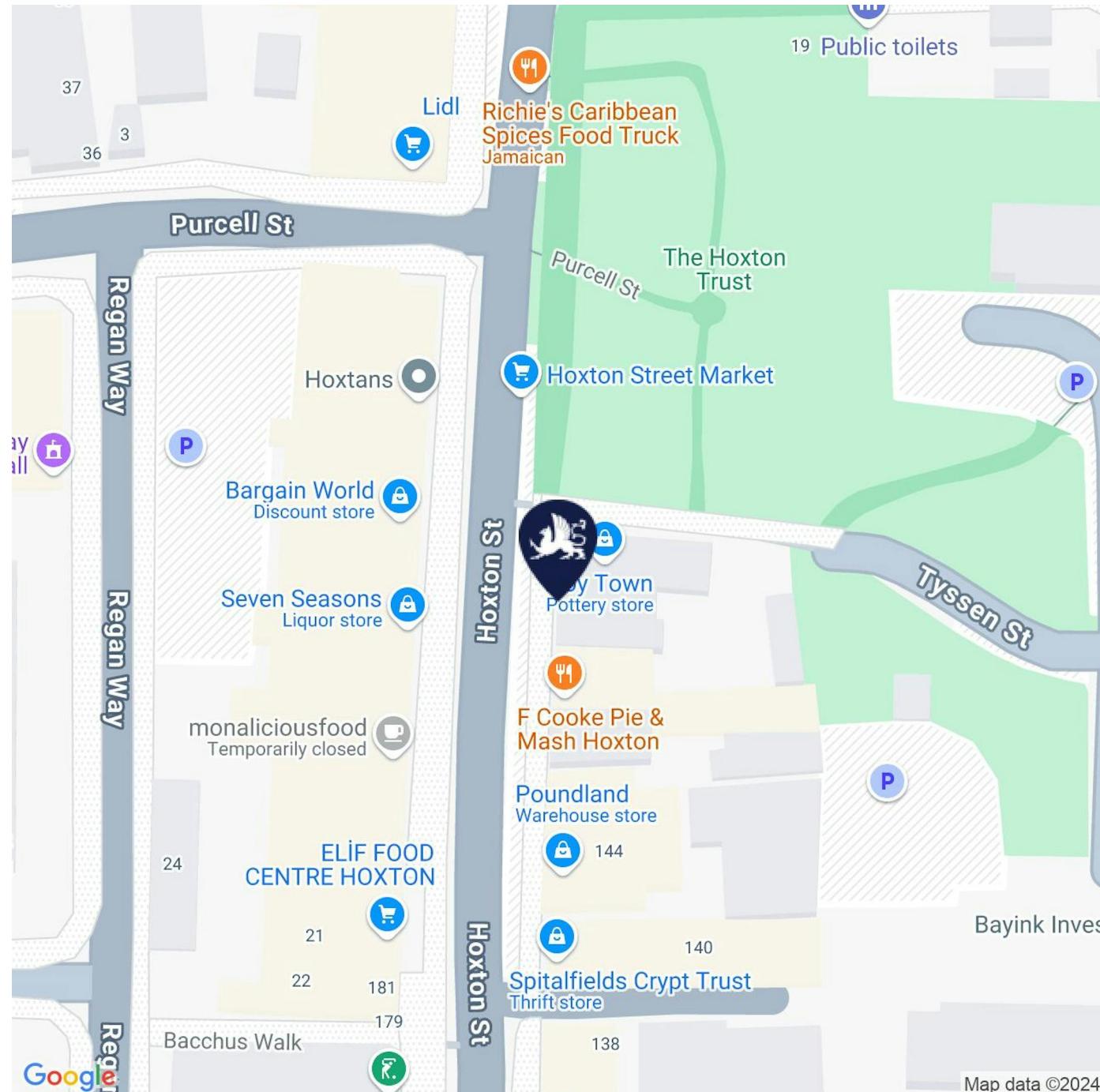


## Location

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



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