

# Unit C2, 28-36 Orsman Road, Hoxton, London, N1 5QJ

## TO LET

Office

1,906 sq ft / 177.1 sq m

£47,500 per annum

# Private Commercial Studio By Regents Canal



- Self-contained studio
- Light well into the lower ground
- Excellent levels of natural light
- Street level frontage
- Moments from Regents Canal and Haggerston Overground Station
- Private kitchen & WC
- Parquet flooring in the lower ground

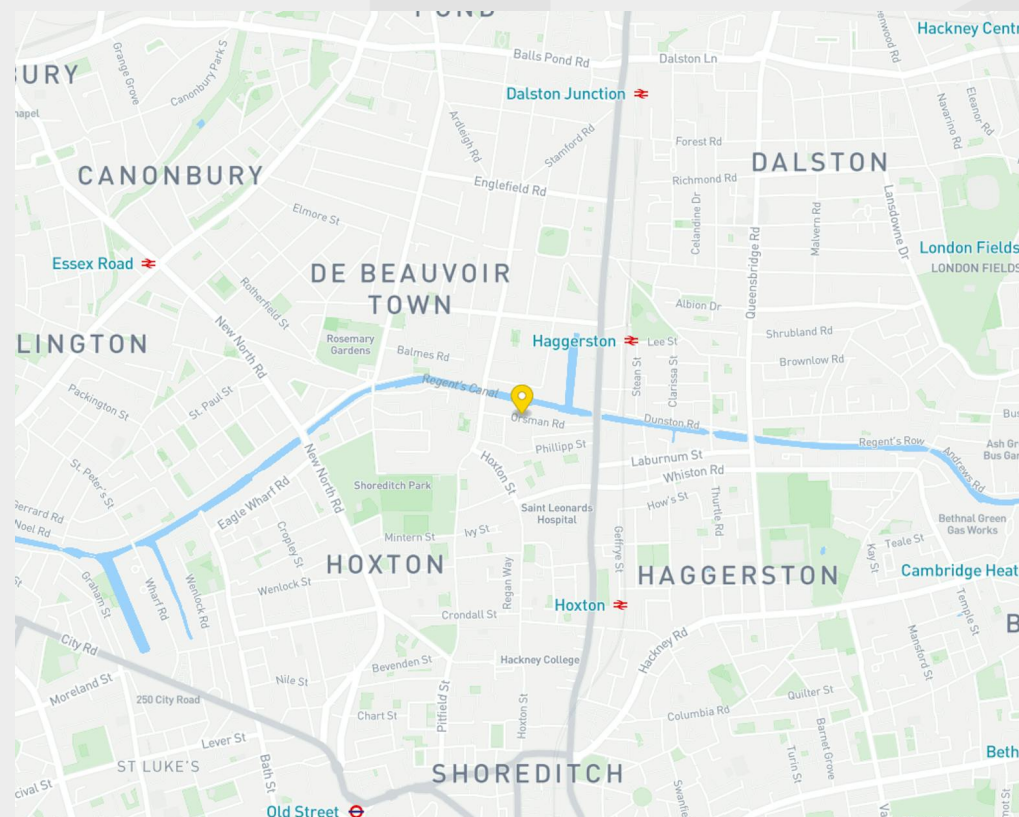


## Description

This private commercial studio offers great street level frontage and access onto Orsman Road, moments from Regents Canal and Haggerston Overground Station. The property has been delivered to a high specification with excellent levels of natural light on the ground and basement as a result of the light well at the front of the unit. There is a kitchen on the ground floor, with toilets in the lower ground.

## Location

The property is easily accessible with Haggerston (Overground) and Hoxton (Overground) stations both being within a 10-minute walk, as well as several bus routes serving the area. The building benefits from being situated directly adjacent to the Regents Canal which offers an attractive working environment and is also home to a number of local cafés, galleries and further amenities.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Unit - C2	1,906	177.1	£47,500.00 per annum	£14,721 /annum	£2,225 /annum	£5,370.50	Available

### Tenure

New Lease

### EPC

B

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

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