



FOR SALE

**41 Hoxton Square,
London, N1 6PB**

2,180 sq ft

Rare opportunity to
purchase showroom and
office warehouse
conversion on Hoxton
Square



VIDEO TOUR

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Description

An attractive former Victorian warehouse building arranged over lower ground to fourth floors. Having been the home and showroom for renowned kitchen design company Plain English and British Standard. The property offers a self contained showroom over ground and lower ground in addition to a contained stairwell to the first floor. There is a separate street entrance providing access to the second, third and fourth floors with the third and fourth connected internally by a spiral staircase.

The building is flooded with natural light on every floor with the second benefiting from a large glazed conservatory area. With original wooden floors throughout, white washed brickwork and a roof terrace on the fourth floor. There are four WCs, a shower and three kitchen/tea points.

Location

Prominently positioned on the edge of Hoxton Square 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.

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

- 2,180 square feet over lower ground - fourth floor
- Long leasehold with 965 years remaining
- Attractive warehouse building overlooking Hoxton Square
- The property offers flexibility on occupation with two entrances
- Attractive roof terrace on the fourth floor with views of the City skyline
- Guidings offers in excess £1,750,000 reflecting a capital value of £800 per square feet
- Three kitchen/tea point areas
- Shower facilities





Accommodation

Name	sq ft	sq m	Availability
Lower Ground	390	36.23	Available
Ground	373	34.65	Available
1st	293	27.22	Available
2nd	507	47.10	Available
3rd	356	33.07	Available
4th	261	24.25	Available

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Harry Mann
020 3967 0103
07947728313
hmann@stirlingackroyd.com

Rents, Rates & Charges

Price	Offers in excess of £1,750,000.00
Rates	£18.84 per sq ft
Service Charge	On application
VAT	On application
EPC	D (85)

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