

**INDUSTRIAL STYLE
OFFICE UNIT FOR
RENT/SALE**

**PARR STREET
HOXTON
N1**

2,500 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

Comprising a fully self-contained office unit arranged over ground and lower ground floors within a new build mixed use development.

The unit benefits from multiple floor to ceiling windows providing fantastic natural light. The office will boast a high-quality finish.

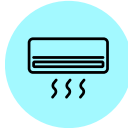
AMENITIES



EXCELLENT NATURAL LIGHT



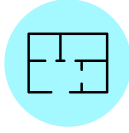
FLOOR TO CEILING
GLAZING



AIR CONDITIONING



INDUSTRIAL STYLE



OPEN PLAN



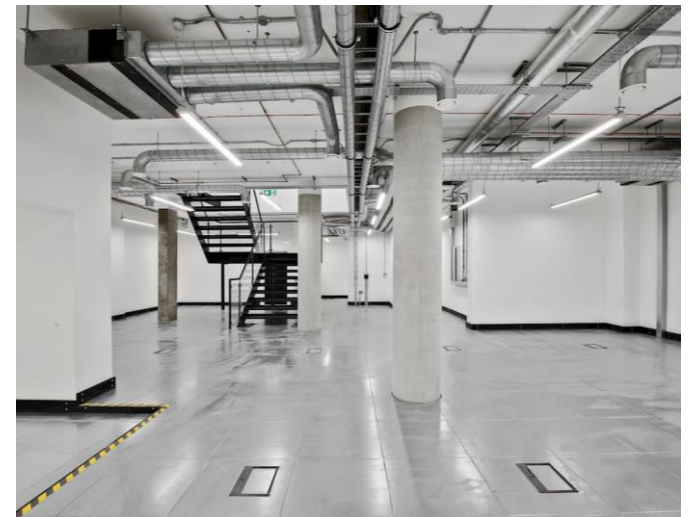
SELF-CONTAINED

SELF-CONTAINED INDUSTRIAL STYLE OFFICE UNITS



BELCOR

PARR STREET
HOXTON N1



TRANSPORT

Old Street - 12 mins



Essex Road - 12 mins



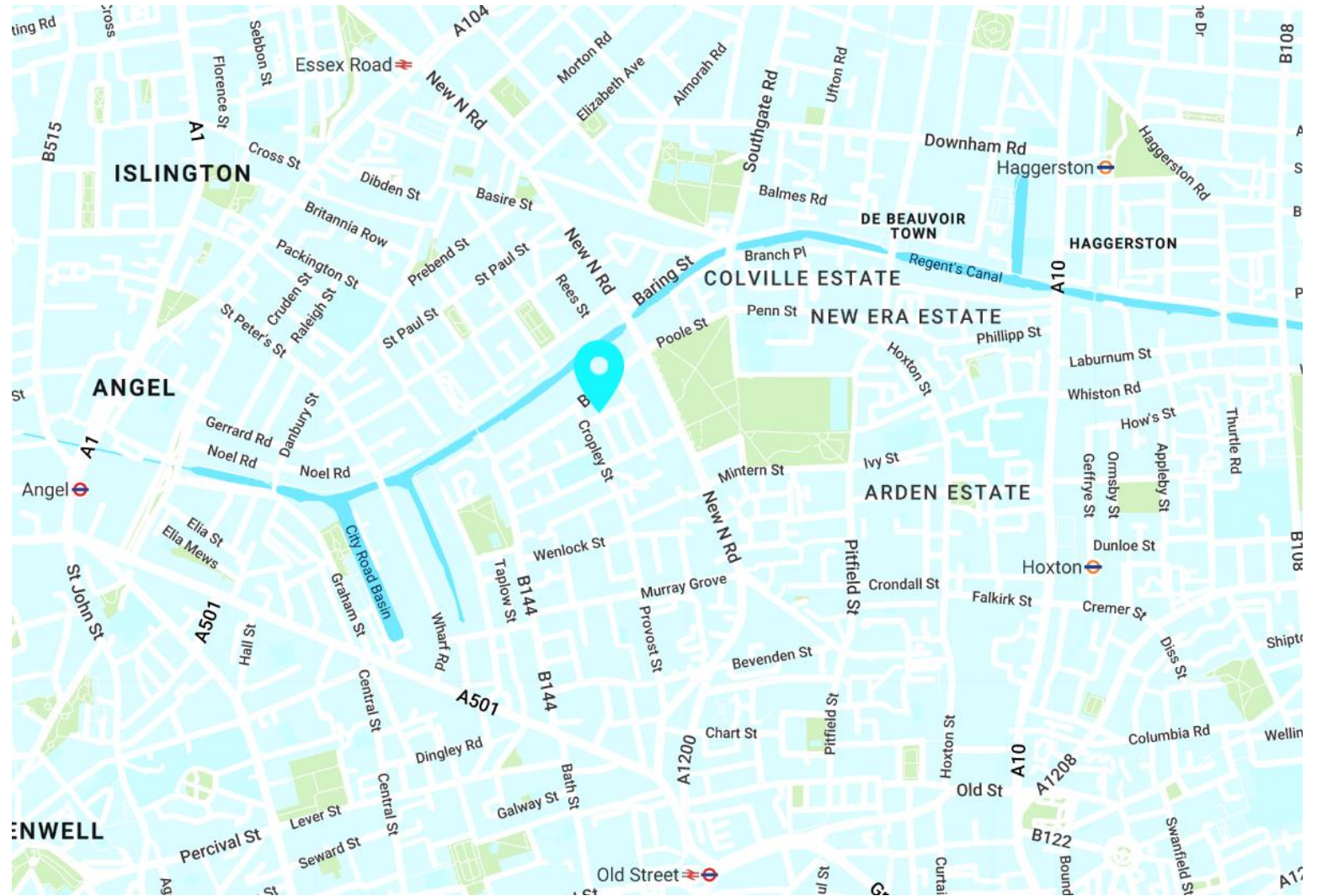
Hoxton - 18 mins



AREA

Situated close to the junction with Eagle Wharf Road, in this emerging City fringe location. On the edge of Shoreditch, the property lies to the West of New North Road and is less than a mile from Old Street roundabout and close to Dalston, Islington and Haggerston.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
LG	1,545					
Ground	965					
Total	2,500	Available	£25.00	£12.00	£2	£8,125

UNIT	SIZE (SQ FT)	STATUS	TERM	PRICE(PSF)	TOTAL
G&LG	2,500	Available	New 250-year leasehold	£356	£890,000

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable

VIEWINGS VIA SOLE JOINT AGENTS

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