



2.07 Hoxton Street Studios

12-18 Hoxton Street, Shoreditch, N1 6NG

2nd Floor Office To Let in Shoreditch

1,172 sq ft
(108.88 sq m)

- Excellent Natural Light
- Flexible Terms
- Great Location
- Open Plan Layout

2.07 Hoxton Street Studios, 12-18 Hoxton Street, Shoreditch, N1 6NG

Summary

Available Size	1,172 sq ft
Rent	£35,160 per annum
Rates Payable	£13,098.75 per annum
Rateable Value	£26,250
Service Charge	£7,571.12 per annum
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (78)

Description

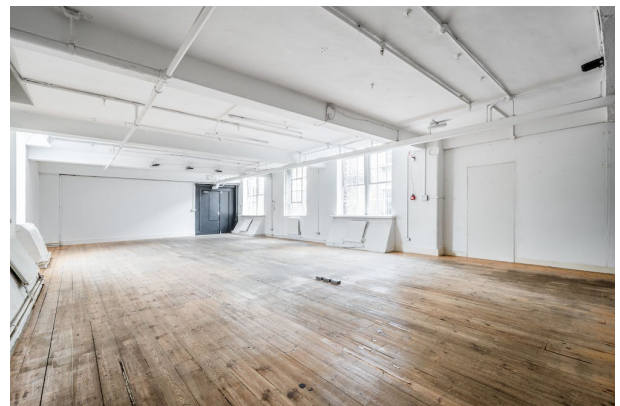
A characterful private office in a Shoreditch warehouse conversion very well located just off Old Street and adjacent to Hoxton Square. On the second floor of the popular Hoxton Street Studios this unit is flooded with natural light from the original crittal windows, offering the ideal working environment for creative companies.

Location

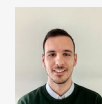
Shoreditch is home to variety of occupiers making it an ideal location for many creative companies. Nearby restaurants include Tramshed, The Merchants Tavern, Blacklock and The Clove Club along with a selection of other lunch spots. Old Street Underground, Liverpool Street Station and Shoreditch High Street Overground are all a short walk away offering plenty of options for commuters providing swift access into the City and Central London.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable	Service Charge	Total month	Total year
2nd - 2.07	1,172	108.88	£35,160 per annum	£15.18 /sq ft	£7.95 /sq ft	£5,189.03	£62,268.36
Total	1,172	108.88				£5,189.03	£62,268.36



Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com