



2.03 Hoxton Street Studios

12-18 Hoxton Street, Shoreditch, N1 6NG

2nd Floor Office To Let in Shoreditch

979 sq ft
(90.95 sq m)

- Excellent Location
- Great Transport Links
- Open Plan Layout
- Flexible Terms

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Summary

Available Size	979 sq ft
Rent	£29,370.00 per annum
Rates Payable	£10,853.25 per annum
Rateable Value	£21,750
Service Charge	£6,324.34 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 corner unit is flooded with natural light from the original crittal windows, offering the ideal working environment for creative companies. Predominantly open plan with a separate private office/meeting.

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	Floor/Unit	Size	Rent	Rates Payable	Service charge	Total month	Total year
2nd - 2.03	2nd	-	£29,370 /annum	£15.69 /sq ft	£7.95 /sq ft	£4,376.13	£52,513.56
Total						£4,376.13	£52,513.56



Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com