



2.05 Hoxton Street Studios

12-18 Hoxton Street, Shoreditch, N1 6NG

2nd Floor Office To Let, Hoxton Street, Shoreditch

406 sq ft
(37.72 sq m)

- Available July 2024
- Excellent natural light
- Shoreditch Area
- Flexible terms
- Great transport links
- Shared Meeting Room

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Summary

Available Size	406 sq ft
Rent	£14,000.00 per annum
Rates Payable	£6,362.25 per annum
Rateable Value	£12,750
Service Charge	£2,622.76 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Description

An attractive second floor office in a Shoreditch warehouse conversion adjacent to Hoxton Square. Predominantly open plan but with scope to create a meeting room at one end of the unit. The space benefits from excellent natural light and a clean, modern feel.

Location

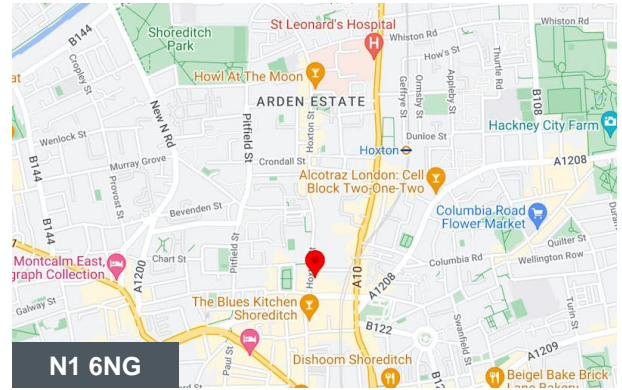
Shoreditch is home to variety of occupiers making it an ideal location for many creative companies. Nearby restaurants include Tramshed, The Merchants Tavern, Blacklock and The Clove Club along with a selection of other lunch spots. Old Street Underground, Liverpool Street Station and Shoreditch High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

Accommodation

Floor/Unit	sq ft	sq m	Rent	Rates Payable	Service charge
1st	406	37.72	£14,000 /annum	£6,362.25 /annum	£2,622.76 /annum
Total	406	37.72			

Viewings

Viewing Appointments are available on Mondays, Tuesdays and Fridays at the request of the current tenant.



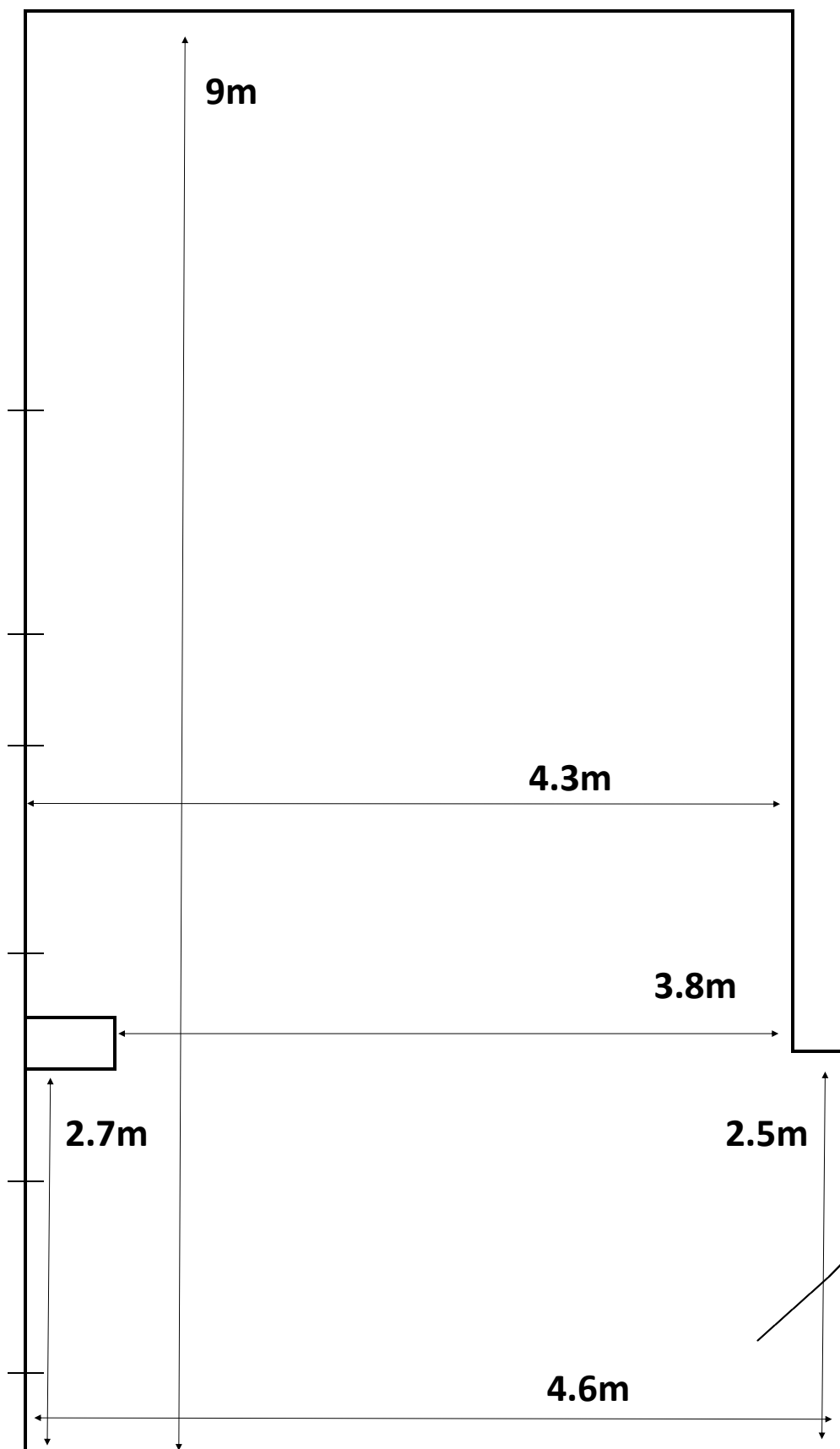
Viewing & Further Information



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Floor plan Unit 2.05

12-18 Hoxton St.

Not to scale