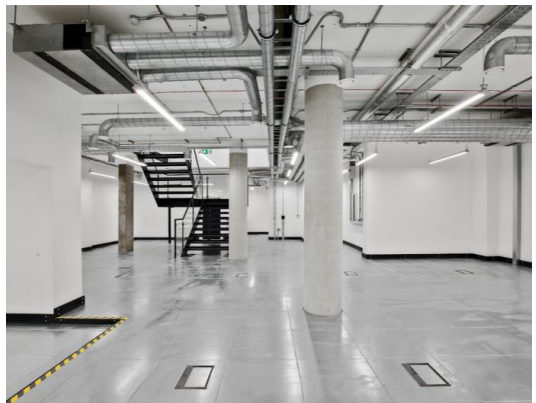
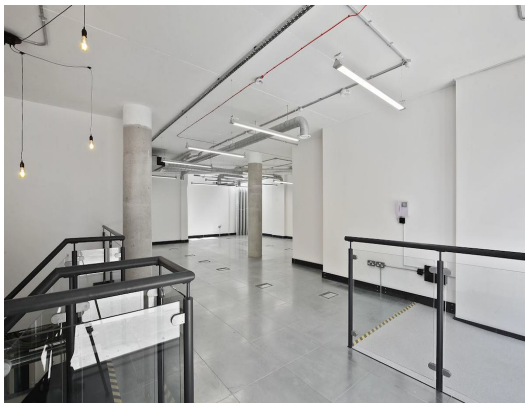


**TO LET**

**JOHN DWOOD**

**17 - 21 PARR STREET, HOXTON, LONDON, N1**  
**Modern, Industrial Style, Office Space**



**020 7629 9050**

# 17 - 21 PARR STREET, HOXTON, LONDON, N1

## LOCATION

Situated close to the junction with Eagle Wharf Road, in an 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.

## DESCRIPTION

A fully fitted self-contained office arranged over ground and lower ground floors within a modern, mixed use development.

The unit benefits from multiple floor to ceiling windows providing fantastic natural light. The space has a modern, high quality finish.

## ACCOMMODATION

The premises have an approximate net internal floor area of 2,500 sq ft (232.25 sq m). A floor plan is available upon request. The floors are split into the following areas:

Ground - 965 sq ft

Lower ground - 1,545 sq ft

## PLANNING

The property forms part of Class E use class and can be suitable as a variety of uses, subject to landlord consent.

## LEGALS

Each party is to be responsible for their own legal costs.

## RATES

Rateable value for the property from the 1st April 2023 onwards is believed to be £58,500 pa with the rates payable of circa £29,950 pa (£12 psf).

Interested parties should make their own enquiries and confirm.

## VAT

Property is VAT elected

## TERMS

The unit is to let on a new full repairing and insuring lease for a term to be agreed. The guide rent is £25 per sq ft.

## TRANSPORT LINKS

Old Street (0.6 miles) - Northern Line

Essex Road (0.6 miles) - Overground

Hoxton (0.9 miles) - Overground

## TIMINGS

Available immediately

## SERVICE CHARGE

Approx. £1.20 per sq ft

## AMENITIES

- Industrial style offices
- Floor to ceiling windows
- Air conditioning
- Fitted with kitchen, WC's & shower
- Excellent natural light
- Open plan space

## FURTHER INFORMATION

For further information, or to arrange a viewings, please contact:

**John D Wood - 020 7629 9050**

**Belcor - 020 7375 3444**

If you would like to speak to a member of the team directly, please contact:

**Jacob Haftel**

07864789306

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Or

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