

PROPERTY DETAILS

BRIANCROKER

PROPERTY CONSULTANCY

TO LET

12-18, Hoxton Street
London, N1 6NG

3,086 sq. ft. (approx.) Ground floor B1 self-contained unit
previously occupied as a photographic studio.



LOCATION

This attractive former warehouse is located on the east side of Hoxton Street on its junction with Drysdale Street, Old Street is less than a minutes walk away. The property is located within Shoreditch's vibrant mixed-use area where there are many thriving business and is well served by many shops, amenities, eateries and bars. The property can be easily reached from Old Street Station (Northern Line and First Capital Connect) being only minutes away. Liverpool Street and Moorgate Stations are also within short distance, also the area is served by numerous bus routes.

WWW.BRIANCROKER.COM | BRIAN@BRIANCROKER.COM | +44(0) 20 7293 0564

Please note: The above information has been provided in good faith but please verify the accuracy of all statements, opinions, measurements and values contained herein prior to submitting your offer as Brian Croker cannot give any guarantee as to their accuracy or be held liable for inaccuracies

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DESCRIPTION

This available self-contained unit is located on the ground floor of this former industrial building, which is currently accessed via a common entrance off Hoxton Street. The Landlord will apply for planning permission to provide a self-contained entrance onto/from Hoxton Street (subject to planning). The accommodation is mainly open plan. The unit had been previously used as a Photographic Studio but would suit various uses subject to planning and Landlords consent. Features include part wooden floors, excellent ceiling height, heating, male and female toilets and kitchen facilities.



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ACCOMMODATION

Ground Floor B1 Office Unit 287.76 - 3,086 sq. ft. (approx.)

LEASE TERMS

New full repairing and insuring lease contracted outside the Landlord and Tenants Act for terms of which are negotiable.

ASKING RENT

£30.00 per sq. ft. per annum exclusive (plus VAT)

SERVICE CHARGE

Estimated to be £6.87 per sq. ft. (plus VAT) for the current year. £92,580.00 (plus VAT) per annum exclusive.

BUILDING INSURANCE

Estimated to be £0.26 per sq. ft. for the current year.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the Rateable Value of the Property is £96,000 with Rates Payable from the 1st April 2019 to 31st March 2020 being £26,684.63 (transitional relief applies). Interested parties are advised to seek confirmation from the London Borough of Hackney on 0208 356 3466

LEGAL COSTS

Each party to bear their own costs.

ENERGY PERFORMANCE CERTIFICATE

The Landlord is arranging for a survey of the premises to produce an EPC.

VIEWING

Please contact: Brian Croker
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Email: brian@briancroker.com