



AVAILABLE TO LET

Hoxton Works, N1

130 Hoxton St, London N1 6SH



Office for rent, 617 - 887 sq ft, £36.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/43829-hoxton-works-n1-130-hoxton-st>

George Brereton
georgeb@stirlingackroyd.com

Lucy Stephens
lucys@stirlingackroyd.com

Hoxton Works, N1

130 Hoxton St, London N1 6SH

To request a viewing call us on 0203 911 3666



Hoxton Works - Flexible leases available

Hoxton Works comprises of 16 individual offices/studios offered at a below market rate to creative industries agency, start-ups and small businesses. Units vary in size ranging from 617 sq ft to 887 sq ft. Hoxton Works annually houses over 45 different creative and cultural SME's, energetic sole traders and inspiring entrepreneurs making it an exciting and dynamic community.

Unlike commercial office set ups, Hoxton Works is a social enterprise. All profit go to support Hoxton Hall, a Grade II* listed Victorian music hall currently hosting a variegated program of Theatre, Music and Youth Arts activities. This investment helps Hoxton Hall reach over 1,800 young people per year, and preserve the 150 year old performance space for over 4,000 artists and 40,000 visitors.

Highlights

- Great Natural Light
- Wooden Flooring
- 24/7 access
- Lift Access
- Shared Kitchen
- Free use of Hoxton Halls meeting rooms

Property details

Rent	£36.00 psf
Est. S/C	£3.00 psf
Rates detail	Interested parties are advised to make their own enquiries with the local authority
Sizes	617 to 887 Sq ft
VAT charges	VAT applicable
Lease details	Flexible leases available

Unit	Size sq ft	Rent psf	Service charge psf	Total pa	Planning usage	Status
1.2	887	£36.00	£3.00	£34,593.00	B1	Available
1.4	617	£36.00	£3.00	£24,063.00	B1	Available
2.1	824	£36.00	£3.00	£32,136.00	B1	Available
3.1	824	£36.00	£3.00	£32,136.00	B1	Available

* All sizes NIA

More information

[Visit microsite](#)

<https://www.realla.co.uk/m/43829-hoxton-works-n1-130-hoxton-st>

Contact us

Stirling Ackroyd
40 Great Eastern Street, London EC2A 3EP
www.stirlingackroyd.com/commercial
0203 911 3666
commercial@stirlingackroyd.com
@Stirling_London
[facebook.com/StirlingAckroyd/](https://www.facebook.com/StirlingAckroyd/)

George Brereton
Stirling Ackroyd
0203 911 3668
georgeb@stirlingackroyd.com

Lucy Stephens
Stirling Ackroyd
02039113667
lucys@stirlingackroyd.com

Samantha-Jo Roberts
Stirling Ackroyd
0203 911 3672
samanthajor@stirlingackroyd.com

Quote reference: RENT-43829

01/10/2019 Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.