



## AVAILABLE - TO LET

CREATIVE PRIVATE OFFICE

UNIT 5/6, 16-17 HOXTON SQUARE, LONDON, N1 6NT

Office

For Rent, 594 Sq Ft £25,000 Per Annum Exclusive

All enquiries to

**020 7375 1801**

[strettons.co.uk](http://strettons.co.uk)



**STRETTONS**

EST 1931

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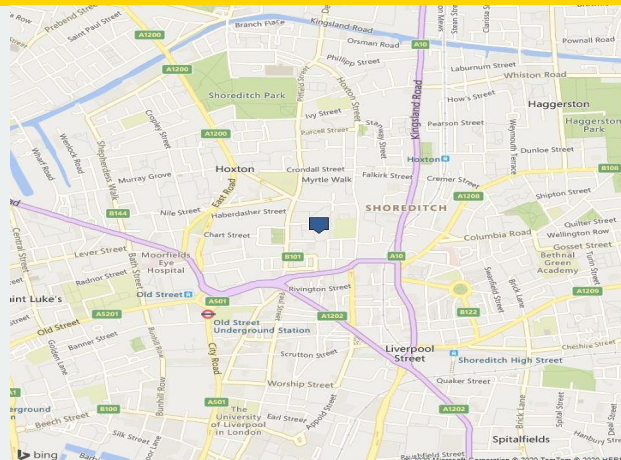
Office

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## STRETTONS

EST 1931



## Creative Private Office

The unit is situated on the 2nd floor of an imposing and architecturally attractive Grade II listed building facing onto Hoxton Square. The second floor unit is accessed via a passenger lift and benefits from original wood flooring with good levels of natural light. The mezzanine also provides additional usable workspace. There are communal kitchen, WC and meeting room facilities onsite.

Hoxton Square is arguably one of the most desirable office locations within the whole of the City Fringe Market and it is home to a number of vibrant bars and restaurants. The property is situated at the north west corner of Hoxton Square in the heart of Shoreditch. The property is well served by public transport, with the nearest stations Old Street (Northern Line and Mainline) and Hoxton (Overground), which are both circa 5 minutes walk away. Old Street, Shoreditch High Street, and Curtain Road are all in close proximity to the property.

### Highlights

- Lift
- Original wood flooring
- Good levels of natural light
- Communal kitchen
- WC
- Meeting room facilities

**Rent** £25,000 Per Annum Exclusive

**Business Rates (Est)** £14.38 per ft2

**Building type** Office

**Service Charge (Est)** TBC

**VAT** TBC

**EPC Rating** TBC

Floor	Size Sq Ft	Status
2nd Floor	367	AVAILABLE - To Let
Mezzanine	227	AVAILABLE - To Let
<b>Total Internal Area</b>	<b>594</b>	

## Contact us

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