

# 16-17

*HOXTON SQUARE, N1*

Rare Freehold Commercial Opportunity



# OPPORTUNITY SUMMARY

- Attractive period building occupying a prominent position on Hoxton Square.
- Former school converted to provide commercial accommodation across lower ground, ground and two upper floors, including three mezzanine levels.
- Freehold sale subject to vacant possession of the commercial element, with the residential long leasehold sold off.
- Located just north of Old Street, in the heart of Shoreditch, surrounded by established fashion, media, and technology occupiers.
- Shell and core opportunity with buyers able to deliver a bespoke finish.
- Net Internal Area for Commercial extending to 7,656 sq. ft, Gross Internal Area of 13,282 sq. ft.
- Of interest to owner-occupiers and investors. Seeking offers in the region of £4,250,000 million, subject to contract and exclusive of VAT.



# A SPACE REIMAGINED

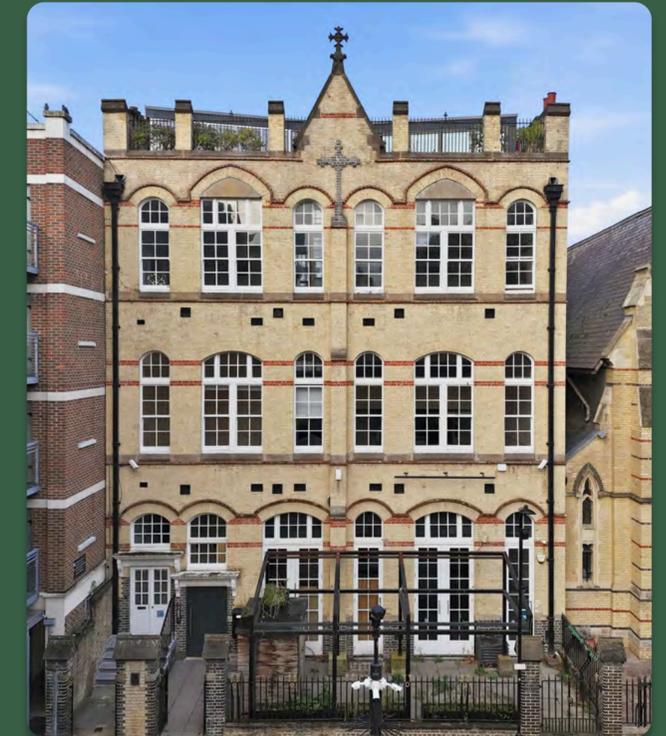


# THE BUILDING

Situated on the highly-sought after and leafy Hoxton Square, this freehold building represents a rare chance to acquire a charming self-contained commercial building. Arranged over lower ground to three upper floors with a secure gated courtyard to the front overlooking Hoxton Square.

Having been stripped back to shell and core, the property would be of significant interest to owner-occupiers looking to deliver their own bespoke finish or investors seeking a unique period property with a variety of possible finishes and unit sizes.

Above the commercial accommodation sit two residential units where the long leasehold interests have been sold off, further information available



# THE LOCATION

## AT THE HEART OF LONDON'S CREATIVE EPICENTRE

Historically recognized as the birthplace of London's modern art scene and the historic center of the furniture trade, Hoxton Square today stands as one of the most prestigious and sought-after addresses in East London.

The area is defined by its unique blend of industrial heritage and contemporary innovation. Just steps away, you'll find the global tech hub of Old Street's "Silicon Roundabout", the artisanal boutiques of Redchurch Street, and the world-renowned street food and heritage of Spitalfields Market.

Now a thriving, world-class community, the square is surrounded by an unrivaled collection of award-winning restaurants, independent galleries, and luxury boutique hotels like the Hoxton and Nobu.

Whether it's the quiet greenery of the square or the high-energy pulse of Shoreditch, this location offers a perfect balance of work and lifestyle.

STATION	LINKS	WALK	CYCLE
 Hoxton	Overground	 7 Mins	 3 Mins
 Old Street	Northern/ Great Northern	 8 Mins	 3 Mins
 Shoreditch High St.	Shoreditch High St.	 9 Mins	 3 Mins
 Liverpool Street	Liverpool Street	 14 Mins	 5 Mins
 Moorgate	Moorgate	 16 Mins	 6 Mins
 Farringdon	Farringdon	 20 Mins	 7 Mins





🛒 Spitalfields Market

🚉 Hoxton Station

🚉 Barbican

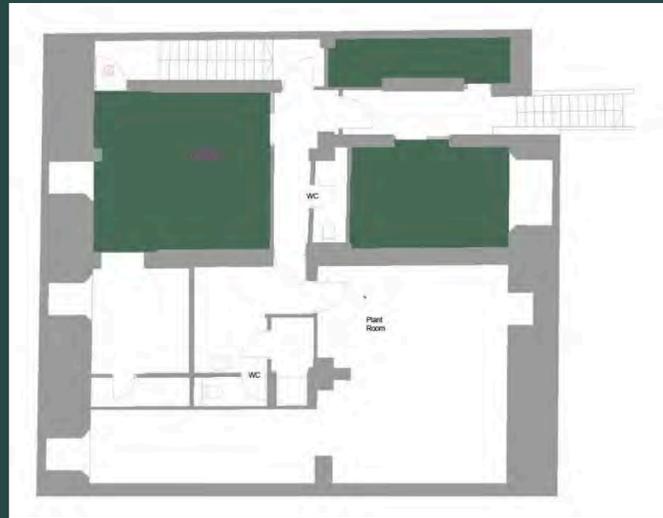
🚉 Liverpool Street Station

🚉 Shoreditch High Street Station

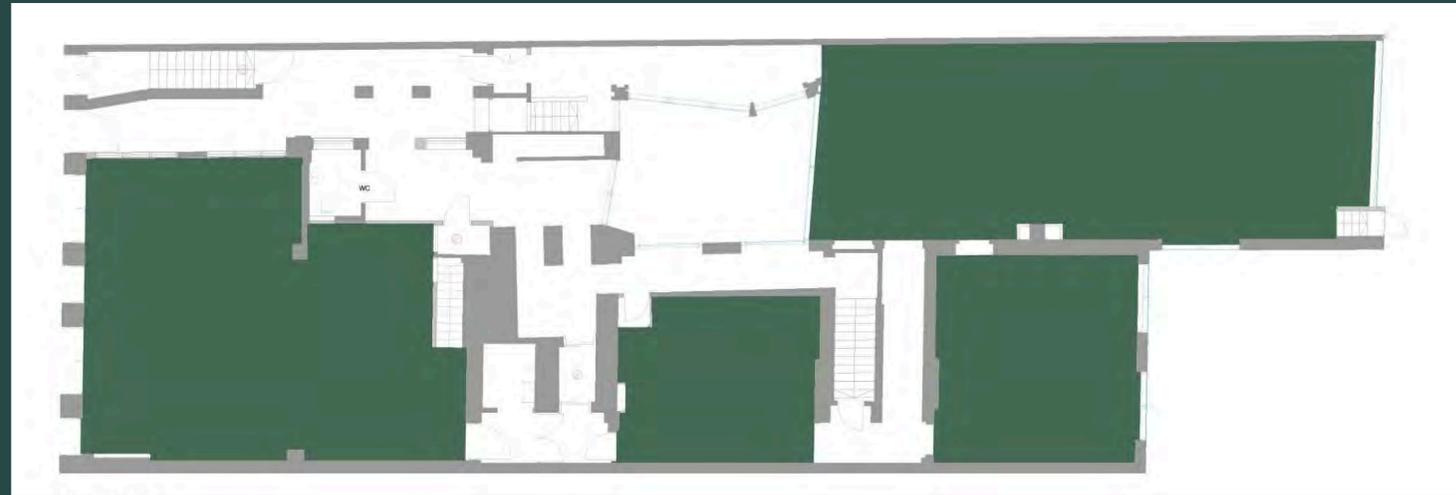
🚉 Old Street Station

📍 16 - 17 Hoxton Square

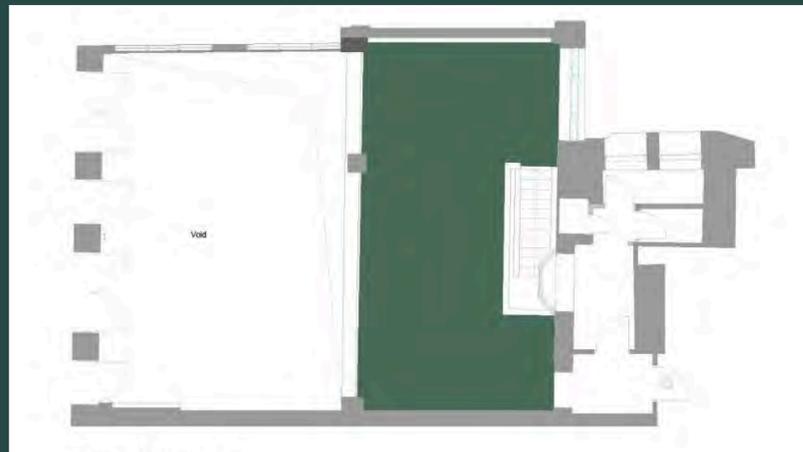
**LOWER GROUND**  
40.5 SQ M / 436 SQ FT



**GROUND**  
257.1 SQ M / 2,767 SQ FT



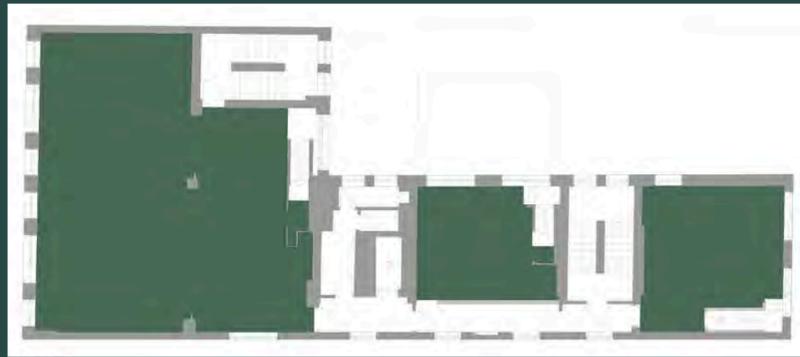
**GROUND MEZZANINE**  
41.5 SQ M / 447 SQ FT



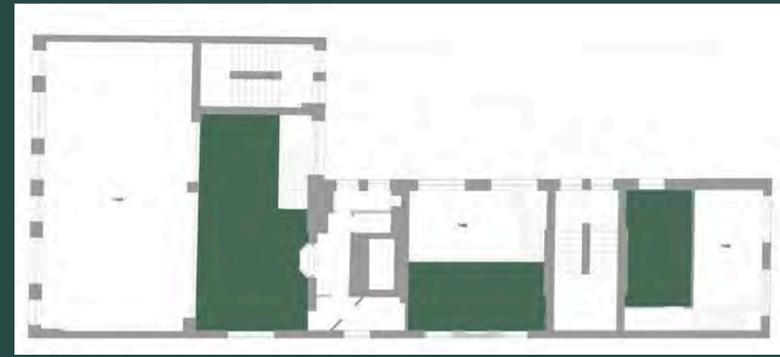
FLOOR	SQ M (NIA)	SQ FT (NIA)	SQ M (GIA)	SQ FT (GIA)
Lower Ground	40.5	436	150.9	1,624
Ground Level	257.1	2767	414.5	4462
Ground Mezzanine	41.5	447	63	678
First Level	188	2,024	276.7	2,978
First Mezzanine	74.1	798	132.1	1,422
Second Level	66.1	711	125	1,345
Second Mezzanine	44	474	71.7	772
<b>TOTAL</b>	<b>711.3</b>	<b>7,656</b>	<b>1,233.90</b>	<b>13,282</b>

Plans not to scale, for indicative purposes only.

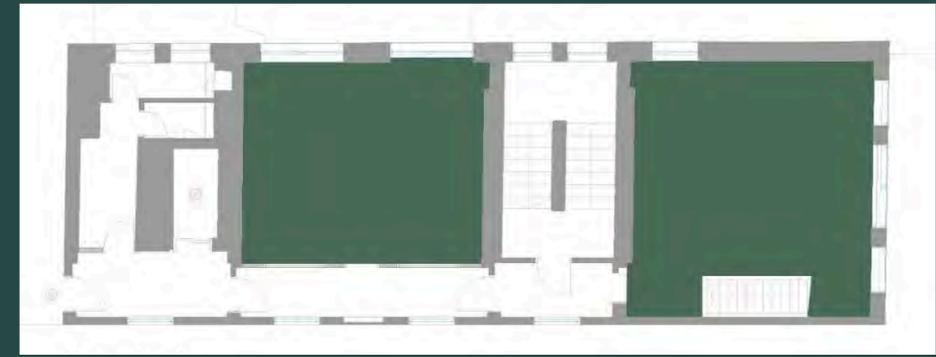
**FIRST**  
188.0 SQ M / 2,024 SQ FT



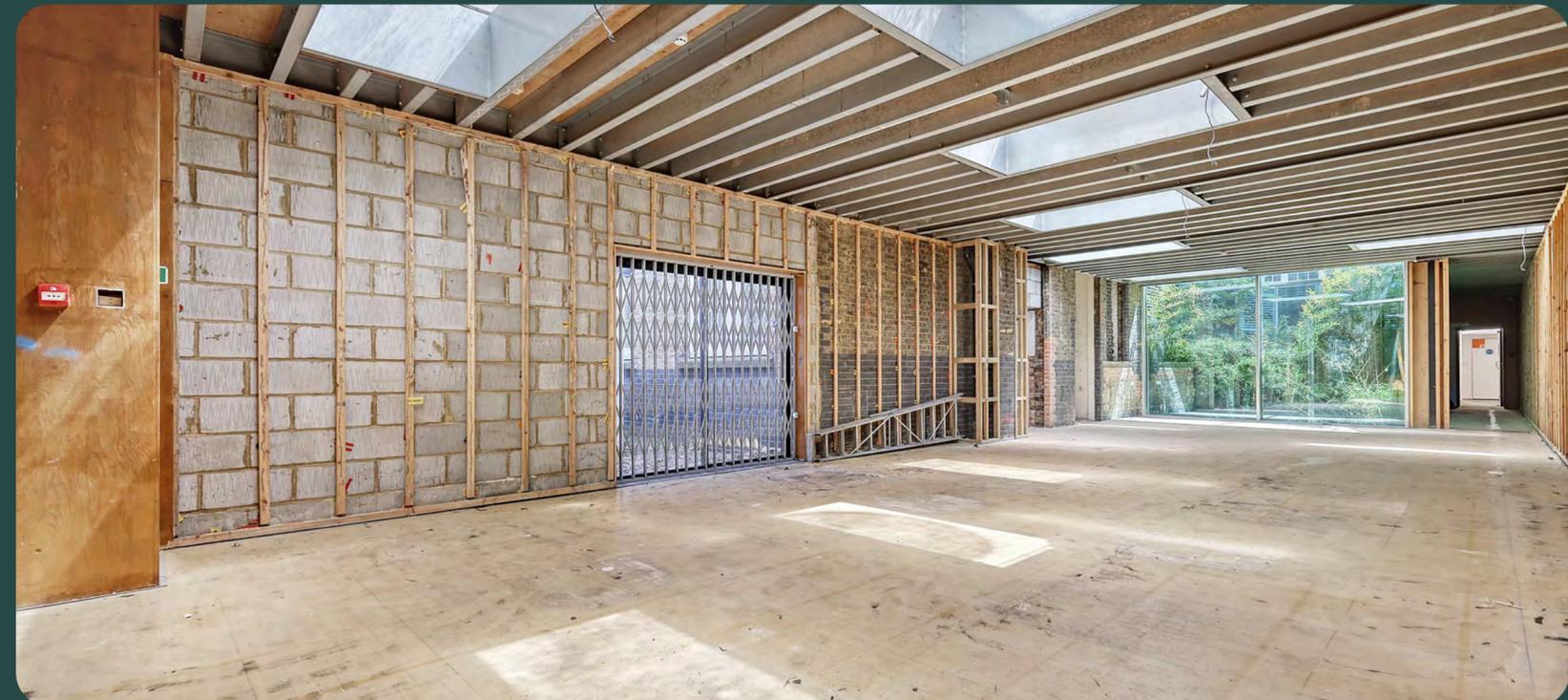
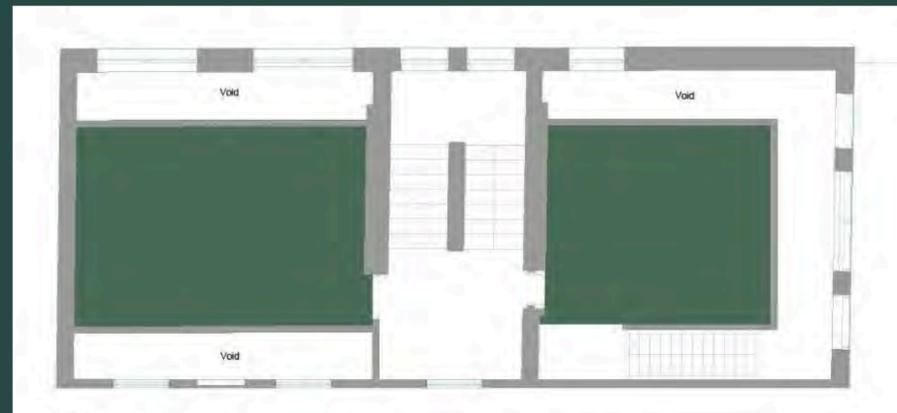
**FIRST MEZZANINE**  
74.1 SQ M / 798 SQ FT



**SECOND**  
66.1 SQ M / 711 SQ FT



**SECOND MEZZANINE**  
44.0 SQ M / 474 SQ FT



Plans not to scale, for indicative purposes only.



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**Tenure**

The site is being sold Freehold with Vacant Possession of the commercial element with the two residential units sold off on long leaseholds.

**Planning**

The building lies within the London borough of Hackney. The property is Grade II Listed, and within the South Shoreditch Conservation Area. The Property is assumed to benefit from Class E use.

**EPC**

Commercial - Band C (62)

**VAT**

The building is elected for VAT.

**Legal Costs**

Each party are to bear their own legal costs.

**Identity Checks/AML**

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the purchaser will be required to comply with Anti Money Laundering requirements. Further details available on request.

**Further Information**

For further information please contact Joint Sole Agents Strettons and Forest Real Estate.

**Price**

Unconditional offers are invited in excess of **£4,250,000.**