

Tarn &Tarn

**VERSATILE
INDUSTRIAL-STYLE
WORKSPACE IN
HOXTON
2,171 FT²**



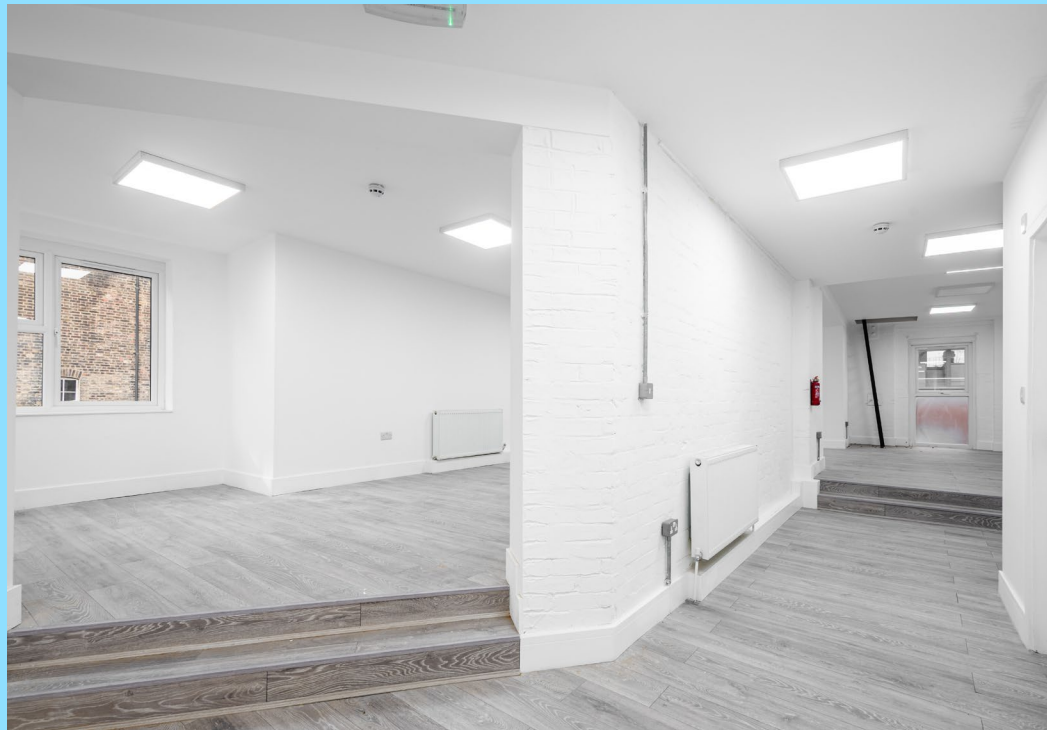
DESCRIPTION

The available accommodation is a self-contained space spanning the raised ground floor of this mixed-use building. The unit benefits from abundant natural light, thanks to well-maintained industrial skylights that illuminate the ground floor beautifully. Additionally, it includes a designated parking space, private access, WC facilities, and a kitchenette. This makes it an ideal choice for office users looking to blend modern identity with the industrial charm of the space in the vibrant Hoxton area. Alternatively, the space is also well-suited for industrial purposes.

SUMMARY

- Self Contained
- Great Natural Light
- Recently Refurbished
- 1x Allocated Parking
- Great Transport Links
- Dedicated Access
- Good Ceiling Height
- Industrial Character Features
- Modern LED Lighting
- Gas Central Heating





LOCATION

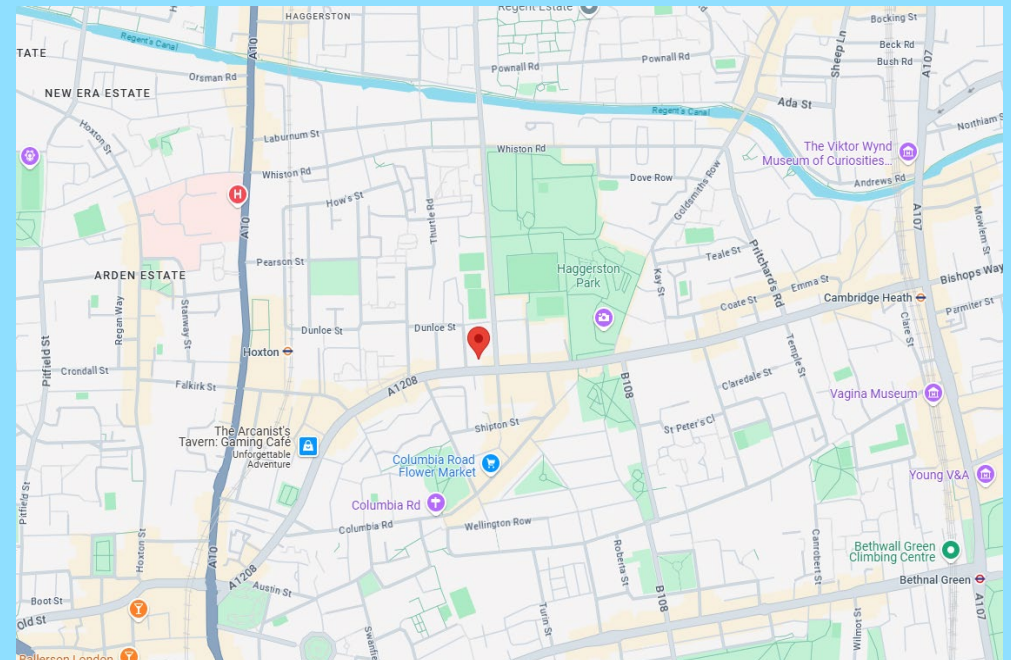
THE AREA

The property is ideally situated just off Hackney Road, offering convenient access to central, east, and north London. Hoxton Station, serving the London Overground's Windrush line, is a short walk away, providing direct connections to areas such as Dalston Junction, Shoreditch High Street, and New Cross Gate. The vibrant neighbourhoods of Brick Lane, Shoreditch, and Hoxton are all within a few minutes' walk, boasting a dynamic array of shops, restaurants, and bars. The property's prime location ensures easy access to transportation and immerses residents in the rich cultural and culinary offerings of East London.



TRANSPORT

-  Hoxton (7-minute walk) - **Overground Line**
-  Cambridge Heath (13-minute walk) – **Overground Line**
-  Bethnal Green (21-minute walk) – **Overground and Central Line**



ACCOMMODATION

FLOORS	SQ FT	RENT (£ PSF)	SERVICE CHARGE	BUSINESS RATES (£ PSF)	TOTAL YEAR
GROUND FLOOR	2,171				
TOTAL	2171	£22.50	TBC	£5.47	£60,722.87

TERMS

A New FRI Lease to be contracted outside the Landlord and Security 1954

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

VAT

Applicable

A.M.L REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

UTILITIES

Gas, electricity, water and internet are excluded. Occupiers should make their own enquiries regarding costs.

LOCAL AUTHORITY

London Borough of Hackney



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



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