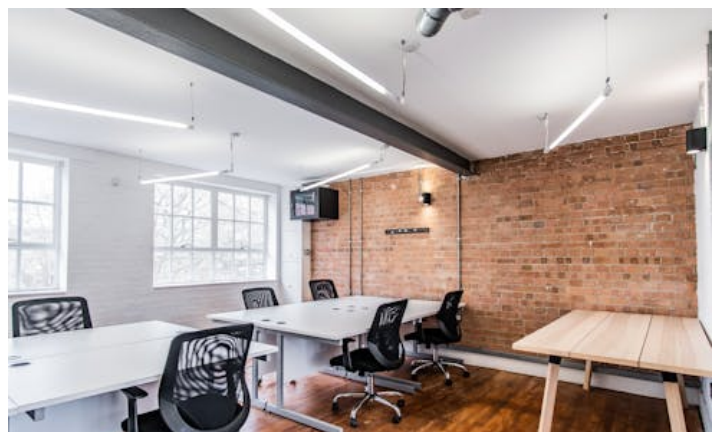


ELLIS BROWN

OFFICE TO LET

Superb warehouse media style office accommodation in an excellent Shoreditch location overlooking Hoxton Square.

51 Hoxton Square, N1 6PB
1,091 sq ft



Ellis Brown
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1,091 sq ft

Description

51 Hoxton Square offers flexible office accommodation in a stylish converted warehouse building. The 2nd floor has excellent natural light from the dual aspects and retains many of the building's original features such as exposed brickwork and wooden floors. The buildings façade has been transformed to a contemporary finish. The 2nd floor is currently unfurnished but can be provided fully fitted subject to terms.

Location

The building is situated on the south-west corner of Hoxton Square, which runs parallel to Old Street. The location is characterized by creative, technology, design and retail occupants, with some of the best bars and restaurants in London in the immediate vicinity.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd	1,091	101.36	£39.50	£10.79	£8.16	£5,314.08	£63,768.95	Available
Total	1,091	101.36	£39.50	£10.79	£8.16	£5,314.08	£63,768.95	

Features

- Excellent natural light
- Demised WC's
- Wooden floors
- Exposed brickwork
- Hoxton square location
- Fitted kitchen
- Contemporary façade

EPC

On application

Terms

New lease terms available by arrangement.

VAT

Not applicable

Contact

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