



18B Long Street
Hoxton, London, E2 8HQ

**Newly Refurbished E-Class
Unit moments from Hoxton
Overground Station**

1,200 sq ft
(111.48 sq m)

- Great Ceiling Height (3.2m)
- Good Natural Light
- WC Facility
- Skylight Window
- Kitchenette
- Self Contained Access
- Open Plan
- Newly Refurbished Condition

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Summary

Available Size	1,200 sq ft
Rent	£29,500 per annum
Rates Payable	£8,532 per annum
Rateable Value	£19,750
Service Charge	£2,000 per annum Approx.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

A self-contained, newly refurbished ground floor E-class unit set within a well-established mixed-use building, the space boasts impressive ceiling heights of 3.2 metres alongside a dedicated skylight window that draws in generous natural light, complementing the open-plan layout to create an environment that is both functional and inspiring. Complete with self-contained access and a private WC facility, the unit is entirely self-sufficient and well suited to a variety of occupiers including health and fitness operators, creative studios, and professional office users. Ideally located just moments from Hoxton Overground station, the unit offers outstanding transport links in one of East London's most vibrant and sought-after neighbourhoods.

Location

Set on Long Street in the heart of Hoxton, 18B sits at the centre of one of East London's most dynamic neighbourhoods. Hoxton Overground Station is moments away, offering swift connections across the city, with Shoreditch High Street station also close by. Hoxton Square's bars and restaurants, the buzz of Shoreditch, and the creative energy of the surrounding streets are all within easy walking distance — placing culture, dining, and connectivity right on the doorstep.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,200	111.48	Available
Total	1,200	111.48	

Viewings

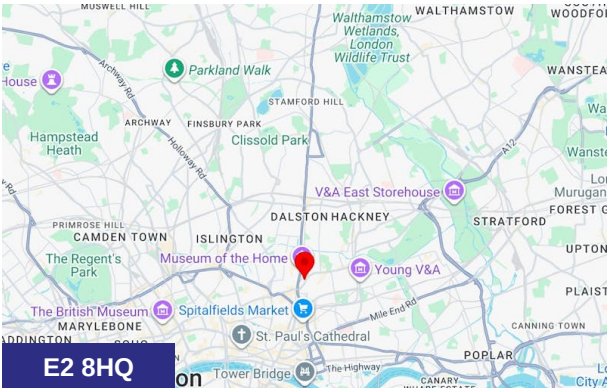
Strictly by appointment only

Terms

A new FRI Lease to be contracted Outside the Act 1954

VAT

TBC



Viewing & Further Information

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