

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 **£3,950,000** 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

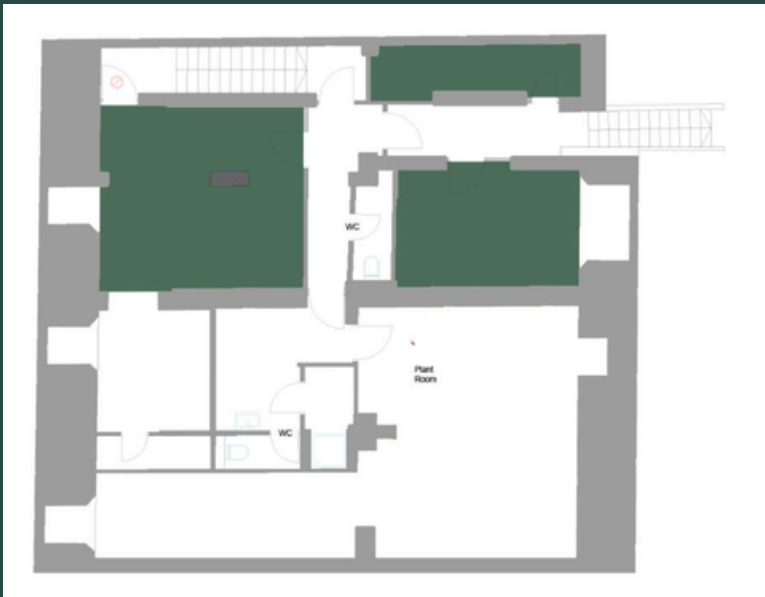
🚉 Liverpool Street Station

🚉 Shoreditch High Street Station

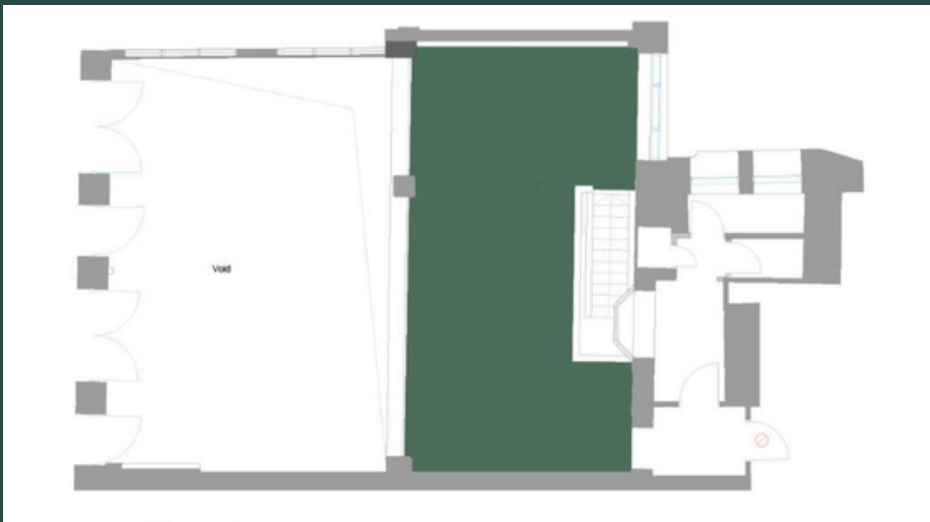
🚉 Old Street Station

📍 16 - 17 Hoxton Square

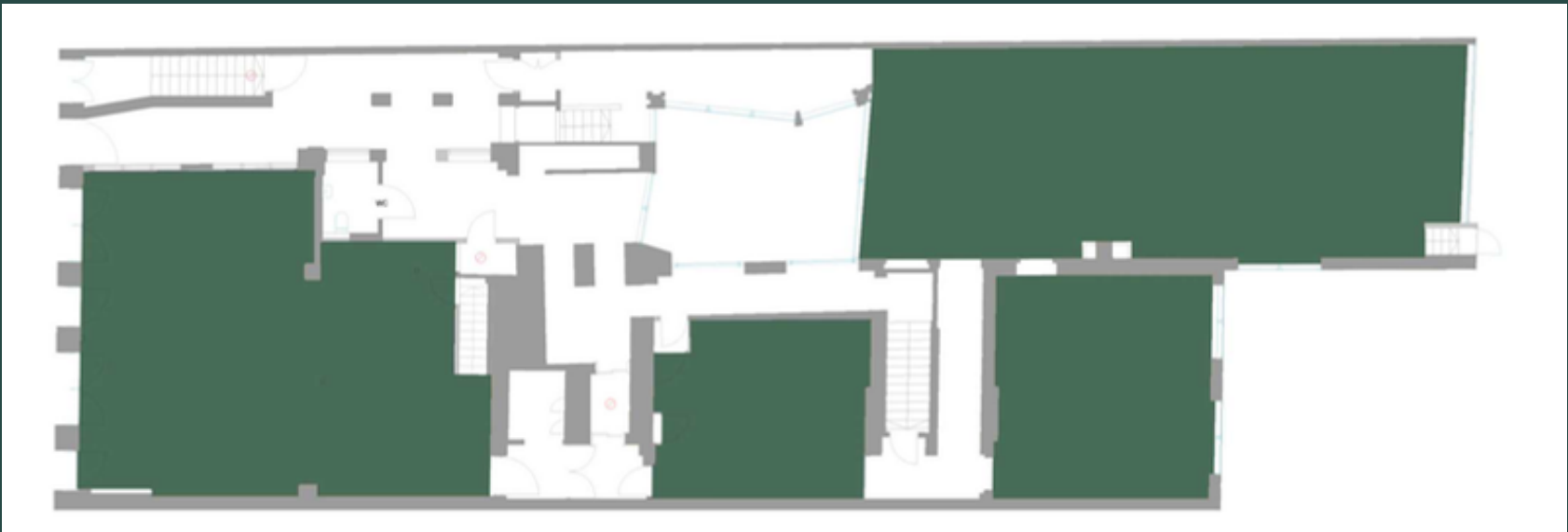
LOWER GROUND
40.5 SQ M / 436 SQ FT



GROUND MEZZANINE
41.5 SQ M / 447 SQ FT



GROUND
257.1 SQ M / 2,767 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
TOTAL	711.3	7,656	1,233.90	13,282

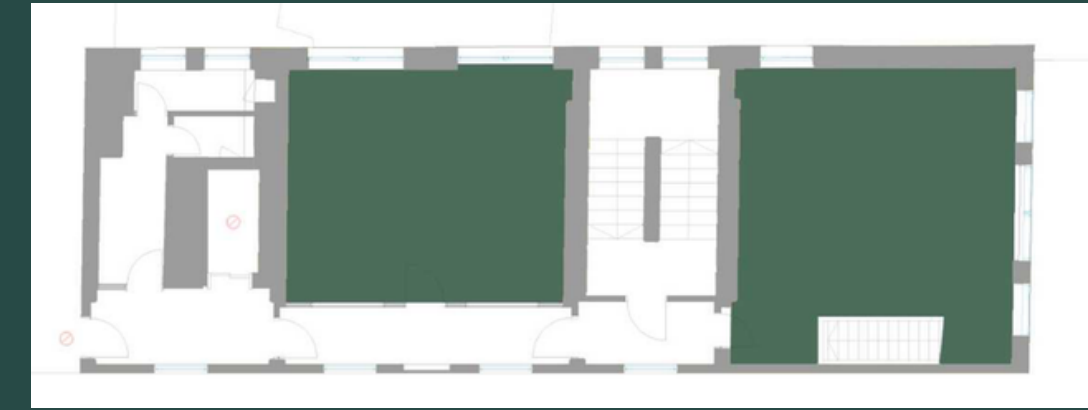
FIRST
188.0 SQ M / 2,024 SQ FT



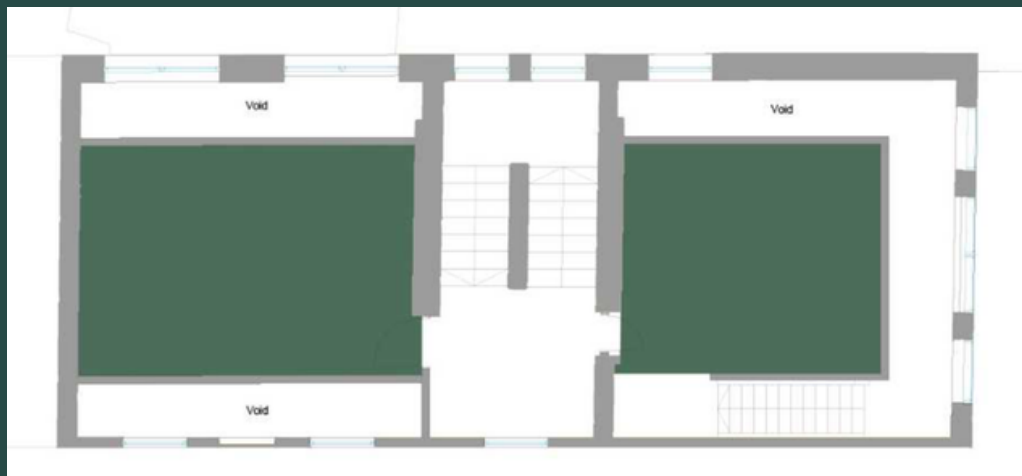
FIRST MEZZANINE
74.1 SQ M / 798 SQ FT



SECOND
66.1 SQ M / 711 SQ FT



SECOND MEZZANINE
44.0 SQ M / 474 SQ FT



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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 **£3,950,000.**