



FOR SALE

**Front Unit, First Floor,
11 Hoxton Square,
London, N1 6NU**

1,686 sq ft

**First Floor Office Within
Mixed Use Development
on Hoxton Square**



VIDEO TOUR

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Description

A great option for those looking to buy in the desirable location of Hoxton Square in the heart of Shoreditch. This unit is located on the first floor, access via both stairwell and passenger lift. The floor enters into a contained lobby which can be branded, decorated or furnished in your own style! This space is the larger of the two on the first floor and overlooks Hoxton Square. With great ceiling heights throughout and floor to ceiling windows, benefiting from an abundance of natural light.

Key points

- 1,686 sq ft Offered on the First Floor
- Overlooking Hoxton Square
- Excellent natural light
- Floor to Ceiling Windows Overlooking the Gardens
- Open Plan Layout & Three Glazed Meeting Rooms
- Timber Style Flooring & Air-conditioning



Location

The office is located in Hoxton Square in the heart of Shoreditch, a desirable location with a variety of transport links. The office is within five minutes' walk of Old Street Underground (Northern Line) and Shoreditch High Street (Overground), and ten minutes' walk from Liverpool Street Station (Central, Elizabeth, Hammersmith & City, Circle and Metropolitan).

Transport Links



Old Street 0.3 Miles



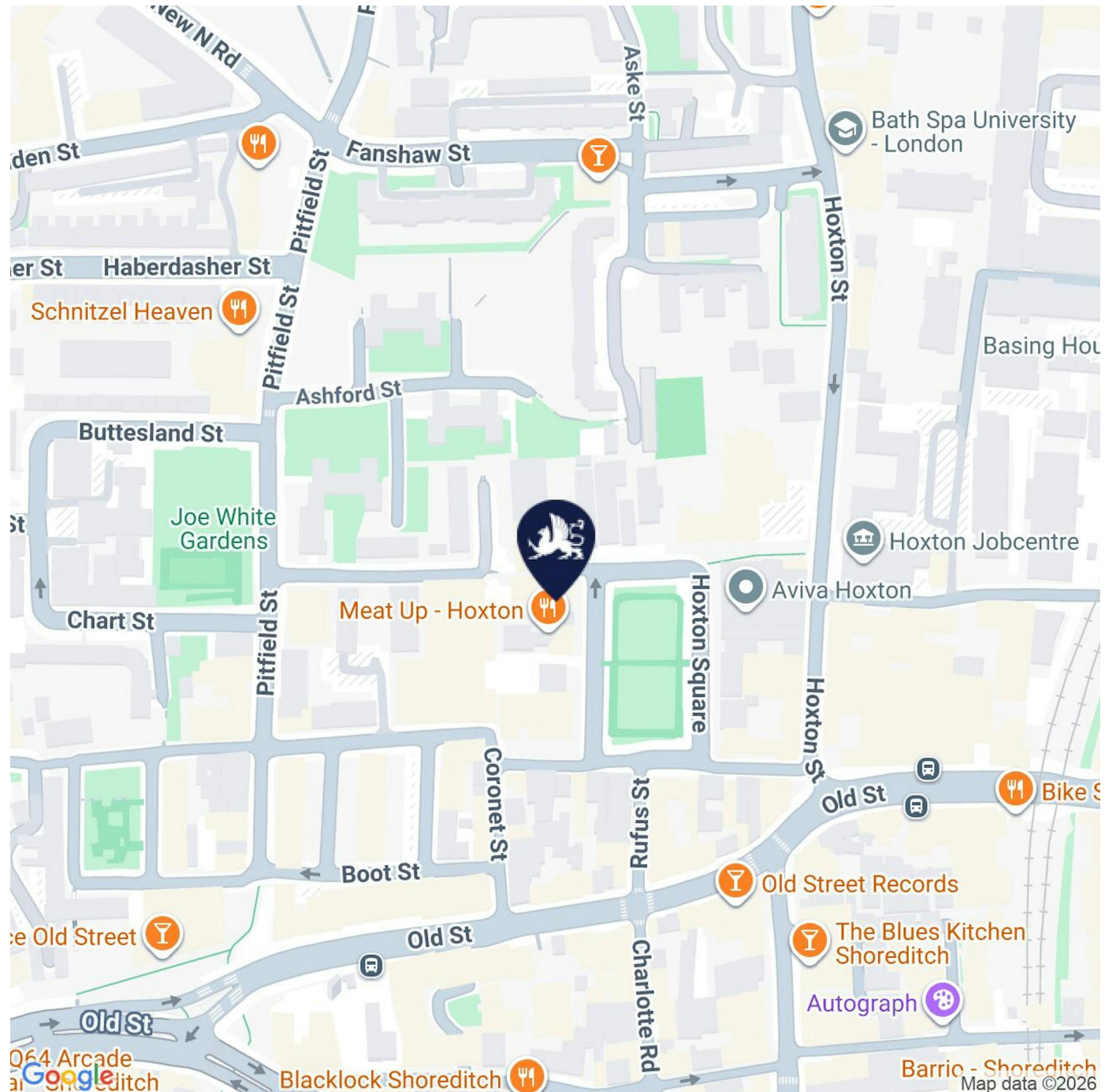
Hoxton 0.4 Miles



Shoreditch High Street 0.4 Miles



Liverpool Street 0.7 Miles





Rents, Rates & Charges

Price	£1,000,000
Rates	£16.12 per sq ft
Service Charge	£3.61 per sq ft
VAT	To be confirmed
EPC	D (90)

Viewing & Further Information



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