

REDUCED PRICE



76 Hoxton Street London, N1 6LP

**Office for sale in the
heart of Hoxton**

3,310 sq ft
(307.51 sq m)

- New build available on long leasehold interest
- Accessed via Hoxton Street or private Courtyard
- Planning application submitted for additional 2nd floor
- Skylights
- Exposed concrete walls and ceilings

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Description

New build offices for sale in the heart of Hoxton, a stones throw from Hoxton Square and within the eclectic Hoxton Market.

Comprising a newly constructed ground, lower and first floor office within a mixed use courtyard development, the space benefits from its own street access. Great ceiling height throughout and various windows, skylights and cut outs mean the space would suit a variety of users from office occupiers, to galleries and even fitness and wellbeing.

A planning application has been submitted for the construction of an additional floor.

Location

A few minutes walk from Hoxton Station and Old Street station, the property really is the heart of Shoreditch, where the old East End meets London's Design and Tech district.

With a plethora of local eateries, pubs and nightclubs Hoxton St is a great place to work and play !



Summary

Available Size	3,310 sq ft
Price	Offers from £1,395,999
Business Rates	not assessed yet
Service Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com









