



**STIRLING
ACKROYD**

TO LET

**386 Railway Arches,
Geffrye Street, London,
E2 8HZ**

1,397 sq ft

A characterful, self-contained red-brick arch only a stone's throw from Hoxton Station.



VIDEO TOUR

stirlingackroyd.com



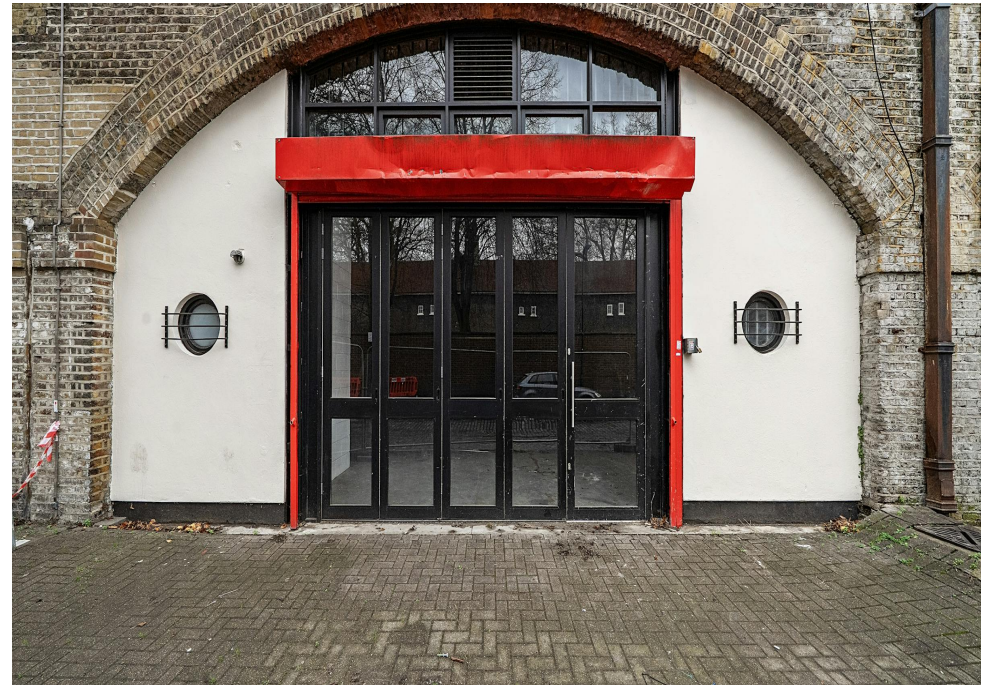
Description

A rare opportunity to occupy a distinctive railway arch located in the vibrant heart of Hoxton, one of East London's most dynamic and creative districts. Offering exceptional versatility and character, featuring exposed brickwork throughout and a glazed frontage that provides excellent natural light and street presence.

The space is equipped with three-phase power, roller shutters, ideal for use as office, studio, or ancillary accommodation. With it's combination of industrial charm and modern functionality, this property is perfectly suited for a wide range of uses, from creative studios and workshops to showrooms, light industrial operations, Health & Well-being or destination retail concepts.

Key points

- 1,474 sq ft
- Secured Roller shutters
- Three-phase Electricity in situ
- 30 Second walk from Hoxton Station
- Prominent Central London Location
- Glazed Frontage for excellent brand exposure



Location

386 Geffrye Street is conveniently located just a 30 second walk from Hoxton Overground Station. This prime location offers easy access to both Old Street and Liverpool Street station. Hoxton has fast become one of London's most diverse and fashionable commercial districts. Known for its iconic mixture of original Victorian warehouses, modern developments and unique leisure and amenity offerings, this vibrant area is particularly popular. Neighbours include Fabrique Bakery and Cafe, Graffiti Life and The Hoxton Hound.

Transport Links



Hoxton 0 Miles



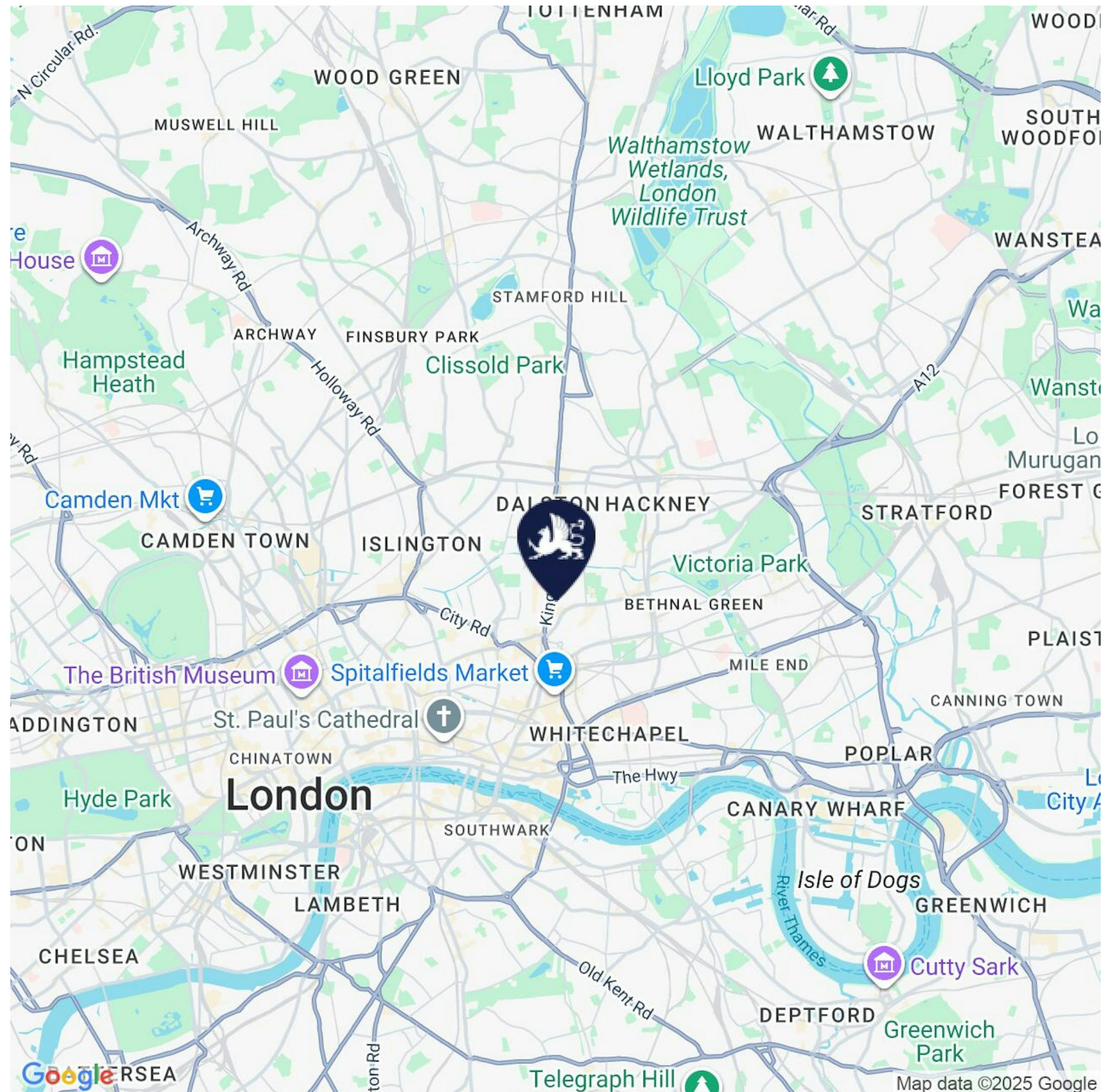
Haggerston 0.5 Miles



Shoreditch High Street 0.6 Miles



Old Street 0.6 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (80)

Viewing & Further Information



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