



Third floor

12-18 Hoxton Street, London, N1 6NG

4,575 sq ft Third-floor office space To Let in Shoreditch.

4,575 sq ft
(425.03 sq m)

- Excellent natural light
- Warehouse conversion
- Available in February 2026
- walking distance from Old Street and Liverpool Street tube stations
- Open-plan layout
- 4,575 sq ft
- Private kitchen & meeting room

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Summary

Available Size	4,575 sq ft
Rent	£137,250 per annum
Rates Payable	£85,470 per annum
Rateable Value	£154,000
Service Charge	£30,012 per annum plus building insurance charged at £0.55 psf per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A spacious, top-floor industrial-style unit within a characterful warehouse conversion. The layout is predominantly open plan, with three distinct areas arranged around a central lightwell, providing excellent natural light through Crittall windows and skylights. The space also includes a separate kitchen and meeting room.

The building itself is a classic Shoreditch warehouse conversion, highly sought after by creative and media occupiers.

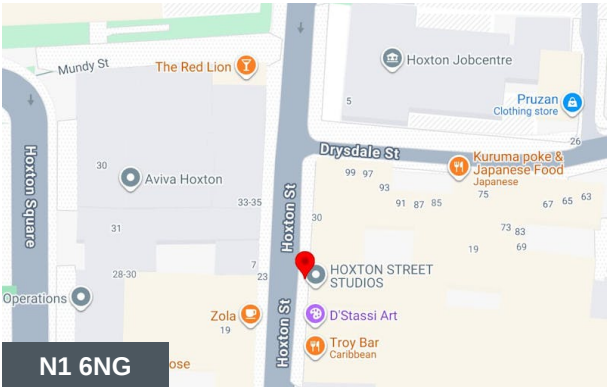
Location

Shoreditch is home to variety of occupiers making it an ideal location for many creative companies. Nearby restaurants include Tramshed, The Merchants Tavern, Blacklock and The Clove Club along with a selection of other lunch spots. Old Street Underground, Liverpool Street Station and Shoreditch High Street Overground are all a short walk away offering plenty of options for commuters providing swift access into the City and Central London.

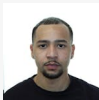
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	4,575	425.03	Available
Total	4,575	425.03	



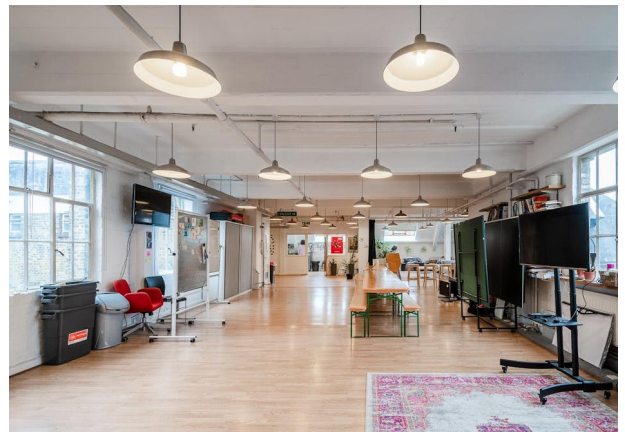
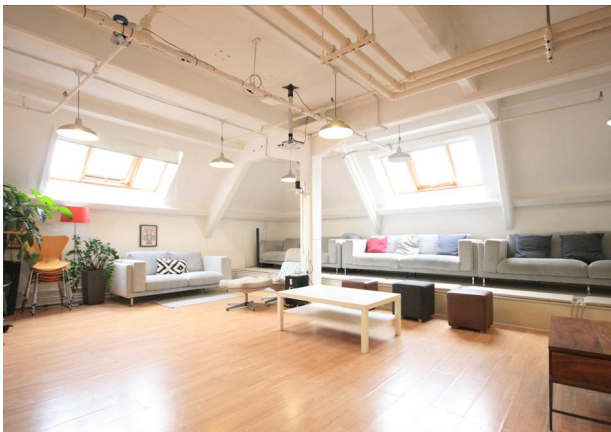
Viewing & Further Information



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Meeting Room
17'9" x 14'7"
(5.41m x 4.45m)

66'1" x 57'9"
(20.14m x 17.60m)

Void

Storage

63'3" x 45'7"
(19.28m x 13.89m)

Meter Room

Ladies Bathroom
Mens Bathroom

Kitchen
24'7" x 10'0"
(7.49m x 3.05m)

Office

Office
14'11" x 13'6"
(4.55m x 4.11m)

Floor Plan
Approximate Floor Area
4575 sq. ft
(425 sq. m)

Approx. Gross Internal Floor Area 4575 sq. ft / 425 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property