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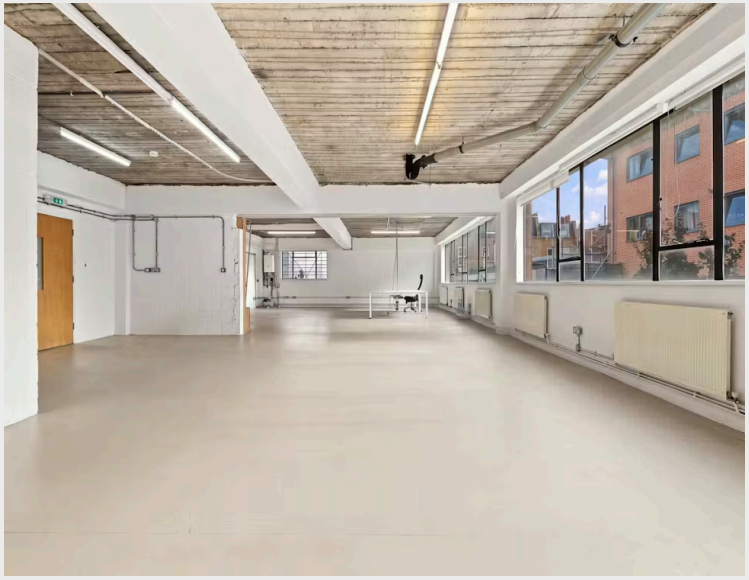
Culford House, 1-7 Orsman Road, Hoxton, London, N1 5RA

Gym, Office To Let | £17.50 - £29.50 per sq ft | 1,246 to 1,340 sq ft

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Versatile ground and first floor workspace in the heart of Hoxton, suitable for a range of uses







- Ground and first floor units available separately
- Ground floor ceiling heights of approximately 4 metres
- Generous open-plan accommodation
- Excellent natural light to the first floor
- Large loading shutters to the ground floor
- Kitchen and WC facilities
- Suitable for a variety of creative, studio and workspace uses
- Conveniently located close to Regent's Canal



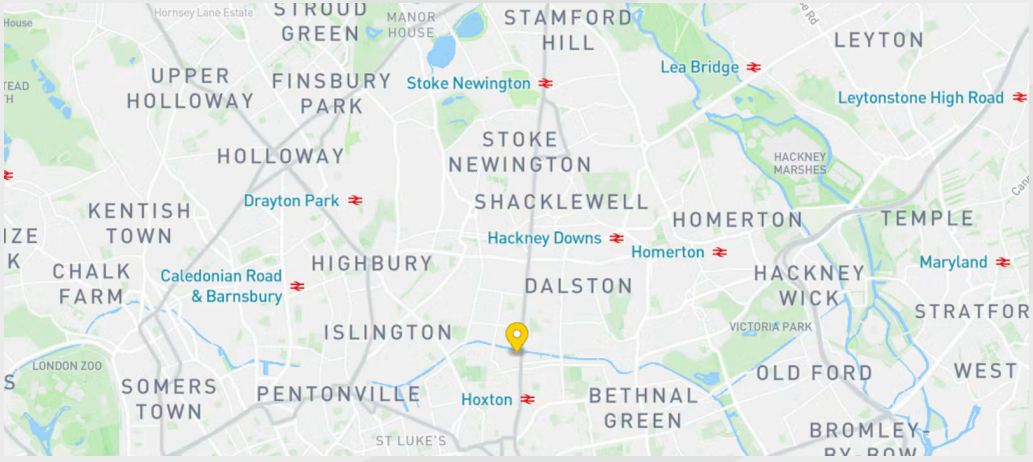


Description

Culford House offers a selection of versatile ground and first floor commercial spaces in the heart of Hoxton, well suited to a range of creative, studio and workspace occupiers. The ground floor provides predominantly open-plan accommodation with impressive ceiling heights of approximately 4 metres and large loading shutters. The accommodation benefits from ancillary office and storage areas, together with kitchen, WC and shower facilities. Its generous proportions and adaptable layout offer potential for a variety of occupiers, including fitness, wellness, studio and creative workspace uses, subject to the necessary consents. Units 2 & 3 comprise interconnected first floor accommodation offering a predominantly open-plan layout and excellent natural light. The space benefits from windows along the southern elevation, additional glazing to the east, a private kitchenette and storage cupboards. Shared washroom facilities are available on the same floor. The accommodation offers an attractive opportunity for creative businesses, design studios and office occupiers seeking flexible workspace within an established commercial building. CGI's are for indicative purposes only.

Location

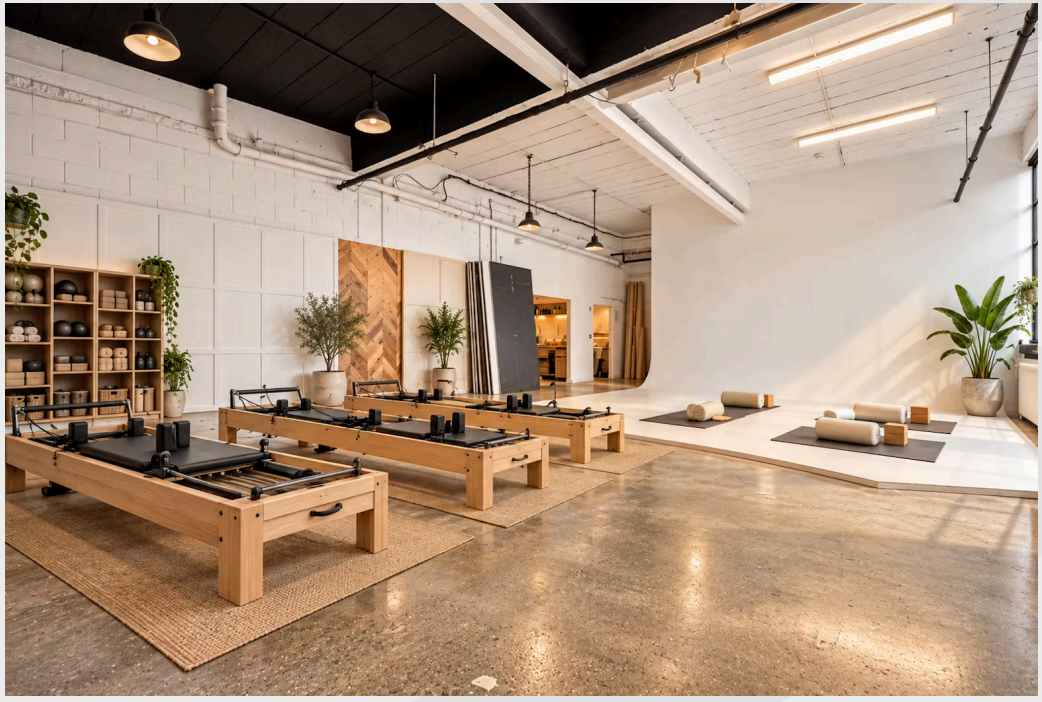
Culford House is situated on Orsman Road in the heart of Hoxton, an established creative and commercial destination in East London. The property is positioned close to Regent's Canal and within easy reach of the vibrant neighbourhoods of Shoreditch, Haggerston and De Beauvoir Town. The surrounding area is home to an eclectic mix of independent cafés, restaurants, creative businesses and local amenities. Haggerston and Hoxton Overground stations provide convenient connections across London, while Old Street offers further Underground and National Rail services. The nearby canal towpath also provides an attractive pedestrian and cycling route through the surrounding neighbourhoods.











Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	1,340	124.49	£29.50	£11.36	£0.75	Available
1st - Units 2 & 3	1,246	115.76	£17.50	£13.26	£1.09	Available

Tenure

New Lease

EPC

D

VAT

Not applicable

Configuration

Not Fitted

Contacts

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Further Information

View on Website

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