

Units 2+3, Culford House

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

**Super bright studio office
workspace for rent close to
the canal in Hoxton /
Haggerston**

**1,246 sq ft
(115.76 sq m)**

- Superb natural light
- Open plan workspace

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Summary

Available Size	1,246 sq ft
Rent	£31,150 per annum
Rates Payable	£16,524 per annum 2026 Rateable Values for the two units combined
Rateable Value	£38,250
Service Charge	£1,360 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

The available first floor space is accessed via a shared entrance and stair from Orsman Road. Currently combined from two neighbouring units, the space is open plan and enjoys superb natural light from windows all along the south facing side as well as additional window to the east side. The unit has recently been redecorated and has a private kitchenette and storage cupboards. There are shared washroom facilities on the same floor and the building is occupied by creative and making occupiers - architects, jewellery design, photographic studios, fashion design to name a few.

Location

The space is located on the South side of Orsman Road, close to its' junction with Kingsland Road and The Grand Union Canal, with the amenities of Kingsland Road and Haggerston are close by. Bounded by Hoxton and Shoreditch to the south, Dalston to the north, close to the Regents Canal with London Fields and the vibrant Broadway Market to the east and Islington to the West, Haggerston has undergone extensive redevelopment in recent years to become a vibrant mixed-use area popular with tech and creative occupiers. Haggerston Station is a few minutes walk away and the area is very well-served by numerous bus routes.

Accommodation

Name	sq ft	sq m	Availability
1st - Unit 2	672	62.43	Available
1st - Unit 3	574	53.33	Available
Total	1,246	115.76	

Terms

New Effective FRI Lease for a term to be agreed and to be contracted 'outside The Act'.

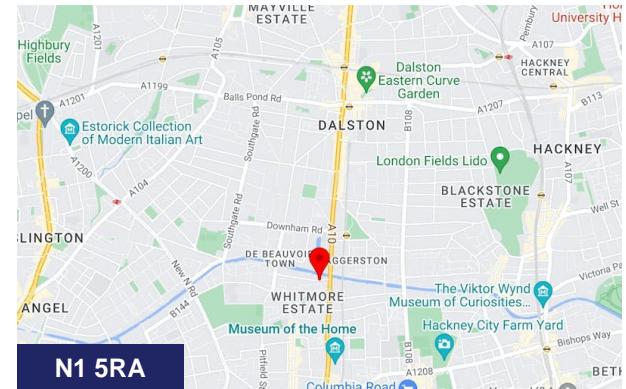
Initial Rent

£31,150 per annum exclusive.

Business Rates

The Valuation Office Agency website lists the proposed 2026 Rateable Values as £22,250 for Unit 2 and £16,000 for Unit 3. The notional combined Rates Payable for 1st April 2026 to 31st March 2027 are estimated at £16,524 before any applicable reliefs. Interested parties are advised to seek their own confirmation from the London Borough of Hackney.

Service Charge



Viewing & Further Information



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Estimated at £1,360 for the current year.

Buildings Insurance

Estimated at £1,448 for the current year.