



Unit 2.06

Hoxton Street Studios, 12-18 Hoxton Street, Shoreditch, N1 6NG

Second floor office to let in Hoxton Street, Shoreditch

664 sq ft
(61.69 sq m)

- Available in March 2026
- Excellent Natural Light
- Flexible Terms
- Great Location
- Open Plan Layout

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Summary

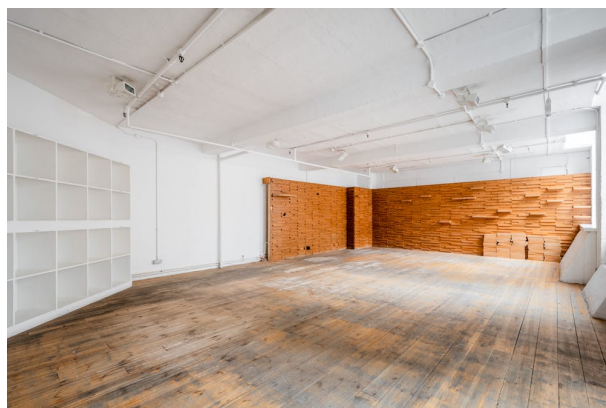
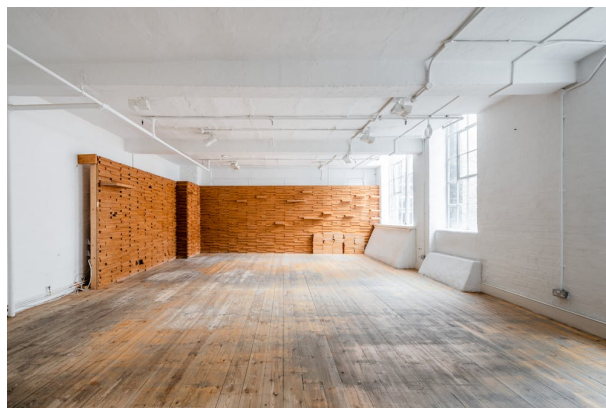
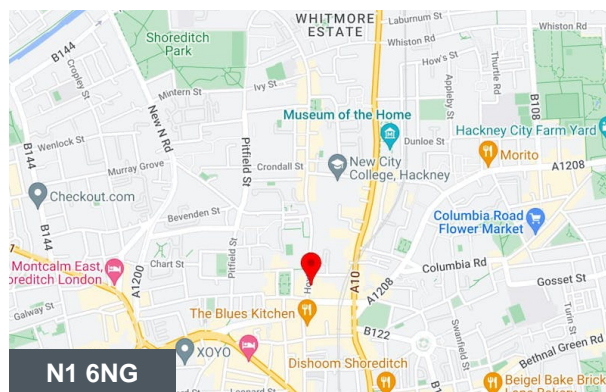
Available Size	664 sq ft
Rent	£19,920 per annum
Rates Payable	£7,128 per annum Small Business Relief Scheme Applicable
Rateable Value	£16,500
Service Charge	£4,807 per annum plus building insurance charged at £0.55 psf per annum
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (78)

Description

A characterful private office in a Shoreditch warehouse conversion very well located just off Old Street and adjacent to Hoxton Square. On the second floor of the popular Hoxton Street Studios this unit is flooded with natural light from the original crittal windows, offering the ideal working environment for creative companies.

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.

Available now on flexible terms.

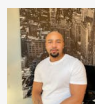


Viewing & Further Information



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