



Unit 2.09

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

An attractive second floor office to let in Hoxton Street, Shoreditch

185 sq ft
(17.19 sq m)

- Excellent Natural Light
- Flexible Terms
- Great Location
- Open Plan Layout
- Old Street Station withing walking distance

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Summary

| | |
|----------------|---|
| Available Size | 185 sq ft |
| Rent | £8,000 per annum |
| Rates Payable | £2,295.40 per annum Small Business Rates Relief applicable |
| Rateable Value | £4,600 |
| Service Charge | £1,340 per annum |
| VAT | Not applicable |
| EPC Rating | D (78) |

Description

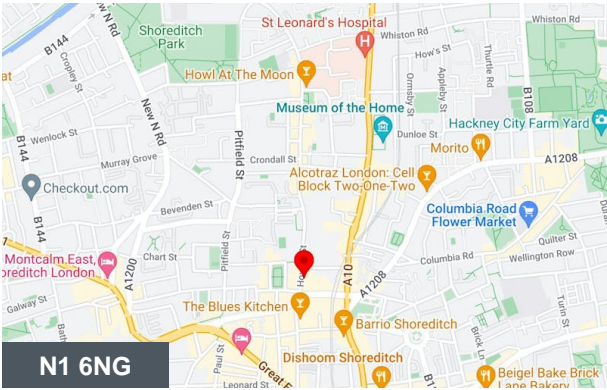
A characterful private office in a Shoreditch warehouse conversion very well located just off Old Street and adjacent to Hoxton Square. On the second floor of the popular Hoxton Street Studios this unit is flooded with natural light from the original crittal windows, offering the ideal working environment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

Location

Shoreditch is home to variety of occupiers making it an ideal location for many creative companies. 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

| Name | Size | Rent | Rates Payable | Service charge | Total month | Total year | Availability |
|------------|-----------|---------------|------------------|----------------|-------------|------------|--------------|
| 2nd - 2.09 | 185 sq ft | £8,000 /annum | £2,295.40 /annum | £1,340 /annum | £969.62 | £11,635.40 | Available |
| Total | | | | | £969.62 | £11,635.40 | |



Viewing & Further Information



Quba Medford
020 7613 4044 | 07912883110
quba@fyfemcdade.com



George Sarantis
020 7613 4044 | 0731 1077 549
george@fyfemcdade.com



Energy performance certificate (EPC)

12-18 Hoxton Street
LONDON
N1 6NG

Energy rating

D

Valid until:

10 March 2029

Certificate number: **9602-3087-0518-0700-8405**

Property type

B1 Offices and Workshop businesses

Total floor area

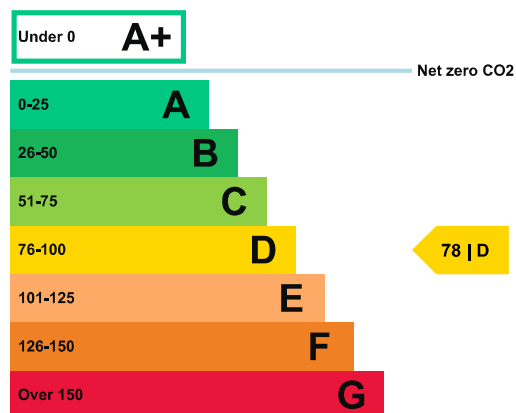
2489 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 | A

If typical of the existing stock

73 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property’s energy performance

| | |
|--|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 49.83 |
| Primary energy use (kWh/m2 per year) | 287 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0860-0741-0589-2807-4006\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

| | |
|-----------------|--|
| Assessor's name | David Beale |
| Telephone | 07736 311077 |
| Email | dmbeale@yahoo.com |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/006777 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

| | |
|------------------------|---|
| Employer | Braithwaite Energy |
| Employer address | Kemp House, 152 City Road, London, EC1V 2NX |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 8 March 2019 |
| Date of certificate | 11 March 2019 |
