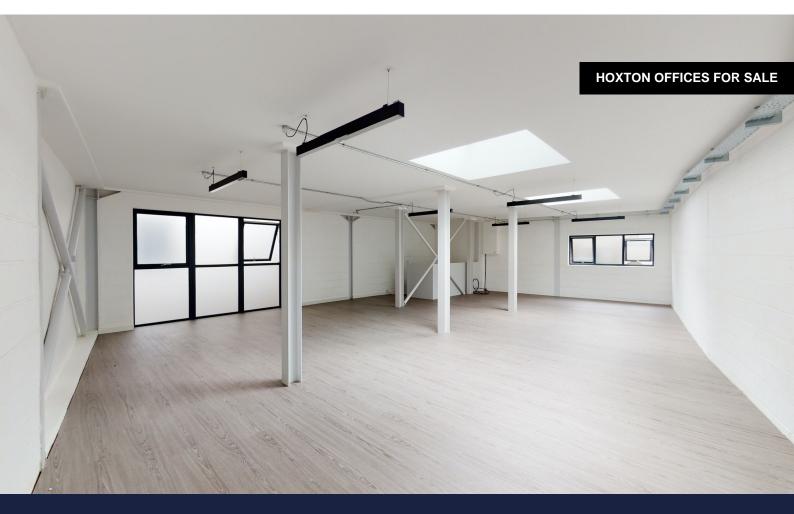


# **FOR SALE**



# 76 Hoxton Street N1 6LP

# Office for sale in the heart of Hoxton

3,310 sq ft (307.51 sq m)

- New build
- Accessed via Hoxton Street or private Courtyard
- Planning application submitted for additional 2nd floor
- Skylights
- Exposed concrete walls and ceilings

# 76 Hoxton Street, London, N1 6LP

### Description

New build offices for sale in the heart of Hoxton, a stones throw from Hoxton Square and within the eclectic Hoxton Market.

Comprising a newly constructed ground, lower and first floor office within a mixed use courtyard development, the space benefits from its own street access. Great ceiling height throughout and various windows, skylights and cut outs mean the space would suit a variety of users from office occupiers, to galleries and even fitness and wellbeing.

A planning application has been submitted for the construction of an additional floor.

### Location

A few minutes walk from Hoxton Station and Old Street station, the property really is the heart of Shoreditch, where the old East End meets London's Design and Tech district.

With a plethora of local eateries, pubs and nightclubs Hoxton St is a great place to work and play!

#### Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Lower Ground	1,200	111.48	Available
Ground	1,150	106.84	Available
1st	960	89.19	Available
Total	3,310	307.51	

# Specification

High Ceilings

Exposed concrete walls and ceilings

Part wooden flooring/Part concrete

Street access

Lighting

WC's

### **Viewings**

Strictly via sole agents Stirling Ackroyd

#### **Terms**

A new long lease for a term to be advised

### Virtual Tour

https://my.matterport.com/show/?m=uesqcdEWik6





# Summary

 Available Size
 3,310 sq ft

 Price
 £2,250,000

Business Rates not assessed yet

Service Charge N/A

EPC Rating Upon Enquiry

# Viewing & Further Information



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