



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=uesgcdEWik6>



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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