



**STIRLING  
ACKROYD**

**TO LET**

**1st Floor, 11 Hoxton  
Square, London, N1 6NU**

2,518 sq ft

1st floor office within  
mixed use development  
on Hoxton Square with  
floor to ceiling windows  
overlooking the Gardens.



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

A great option for those looking to rent in the desirable location of Hoxton Square in the heart of Shoreditch. Located on the 1st floor, access via both stairwell and passenger lift. The floor enters into a contained lobby which can be branded, decorated or furnished in your own style! The floor offers 2 spaces with the larger of both overlooking Hoxton Square to the front and the smaller offering 2 glazed meeting rooms and break out space. With great ceiling heights throughout and floor to ceiling windows, the space benefits from an abundance of natural light.

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## Location

The office is located in Hoxton Square in the heart of Shoreditch, a desirable location with a variety of transport links. The office is within five minutes' walk of Old Street Underground (Northern Line) and Shoreditch High Street (Overground), and ten minutes' walk from Liverpool Street Station (Central, Elizabeth, Hammersmith & City, Circle and Metropolitan).

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## Key points

- 2,518 sq ft
- Overlooking Hoxton Square
- Excellent natural light
- Open plan layout
- 3 Glazed meeting rooms
- Timber style flooring
- Air-conditioning





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## Accommodation

Name	sq ft	sq m	Availability
1st	2,518	233.93	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£85,000 per annum
Rates	£16.12 per sq ft
Service Charge	£3.61 per sq ft
VAT	To be confirmed
EPC	D (90)

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## Viewing & Further Information



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