

20 Hoxton Square

London N1



3,315 - 7,297 sq ft

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Location

20 Hoxton Square is situated in a sought after Shoreditch location, benefiting from extensive food, restaurant and retail amenities in the surrounding area. The property is located on the northern side of the square which is also utilised as a public garden.

20 Hoxton Square is ideally located within walking distance from Shoreditch High Street (London Overground), Old Street (Great Northern & Northern) and Hoxton (London Overground) stations.

Description

20 Hoxton Square is an attractive mixed use building overlooking Hoxton Square. The property offers self-contained office accommodation split across lower ground and ground floors, with an interconnecting period staircase. Both floors benefits from an existing contemporary fit out, with exposed services, and crittall windows and doors. The existing fit out is approximately 2 years old.

Specification

- Crittall style windows and partitioning
- Feature staircase linking the two floors
- Dedicated lift
- Generous floor to ceiling heights
- Spot, strip and pendant light fittings
- Air-conditioning
- 2 x fitted kitchenettes
- WC's and shower facility
- Outside space

Lease

By arrangement direct from the Landlord

Viewing - strictly by appointment through:-

James Gillet
Savills
020 7409 8961
JGillet@savills.com

Jade Dedman
Savills
020 7330 8617
jade.dedman@savills.com

Or via our joint agents Anton Page



Accommodation

| Floor | Area (sq ft) | Availability |
|--------------|--------------|--------------|
| Ground | 3,315 | Immediate |
| Lower Ground | 3,982 | Immediate |
| Total | 7,297 | |

VAT

VAT will be charged on rent

Quoting rent

£39.75 per sq ft

Rates

£7.60 per sq ft

Service Charge

£2,373 per annum

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Photos

