

761 SQ. FT. (APPROX.)

SELF-CONTAINED

OFFICE / STUDIO / SHOWROOM

TO LET

6 HOXTON SQUARE
LONDON N1 6NU



Location The space forms part of a sympathetically converted Victorian warehouse building located on the West side of the vibrant Hoxton Square. This busy mixed-used area is occupied by many thriving businesses and is well served by many eateries, amenities, shops and bars. The premises can be easily reached from Old Street Station (Northern Line and First Capital Connect with Hoxton Station (Overground) and Liverpool Street Station also within walking distance. The area is well served by numerous bus routes and there are 'Boris Bikes' close by. The property is located outside the congestion-charge zone.

Description The unit occupies part of the lower ground floor of the building and has its' own entrance. The space is largely open-plan with natural light from windows front and rear and also benefits from a meeting room / separate office. The premises also incorporates:

- Wooden floor
- Tea-point
- Private toilet
- Good storage

Accommodation Lower Ground Floor (Unit B1) – 761 sq. ft. (Approx.)

Terms A New Effective Full Repairing and Insuring Lease, outside the protective provisions of the Landlord and Tenant Act, for a term to be agreed.

Initial Rent £18,000 per annum exclusive (+VAT).

Rates The Valuation Office Agency website shows that the current Rateable Value of the premises is £7,100. We have been informed verbally by the London Borough of

Hackney that the notional Rates Payable 1st April 2012 to 31st March 2013 are £2,213.61. If the incoming tenant qualifies for Small Business Rates Relief then the Rates Payable could be reduced to £405.87 for the current year. Interested parties are advised to seek confirmation from the London Borough of Hackney.

Buildings Insurance Estimated at £2,451.96 (+VAT) for the current year inclusive of Buildings Insurance.

Legal Fees Each party to bear their own costs.

Additional Details The space will be available from the end of April 2013, or possibly earlier by arrangement.

Viewing Please contact Sandy Newell or Michael Newell at Dominion on 020 7729 8228 or by email to mail@dominion.co.uk



The Statements contained in these Particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute any part of an offer. This Agent and its employees have no authority to make representation or give any warranty in relation to this property. Any intending purchaser/lesser must satisfy themselves by inspection, examination, investigation or otherwise as to the correctness of each of the statements contained in these particulars.