

Est.1955

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UNIT 9 – SHOREDITCH
EXCHANGE
HACKNEY ROAD
HOXTON
E2 8GY

OPEN PLANE E-CLASS
UNIT IN THE HEART OF
HOXTON
2,066 FT²



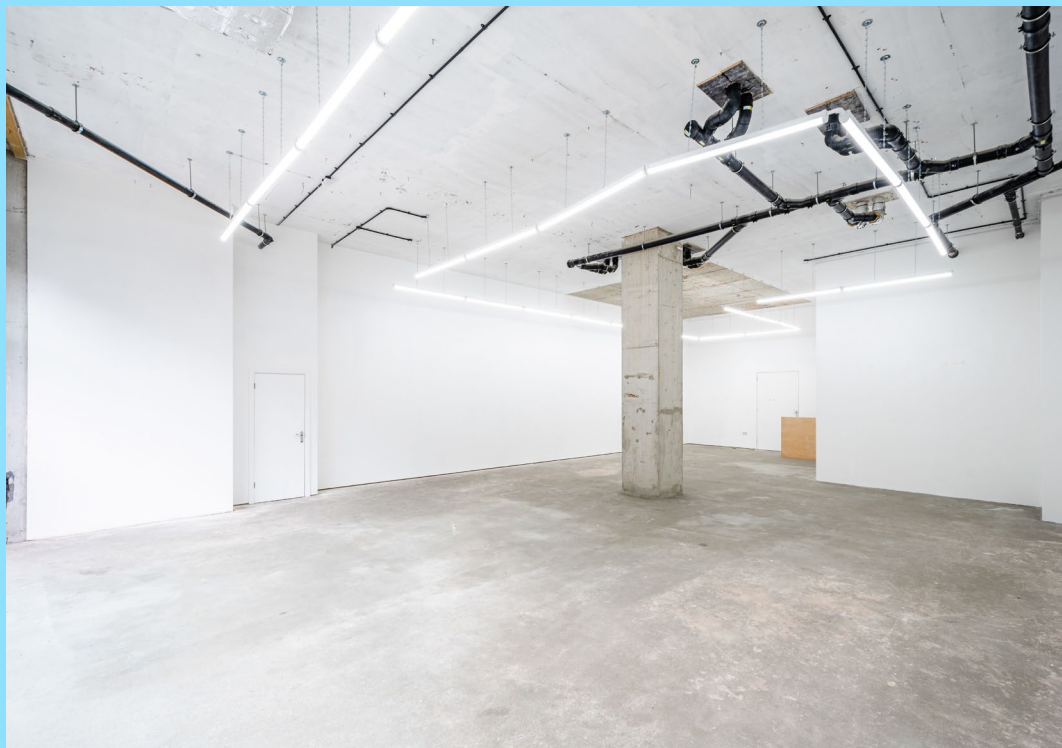
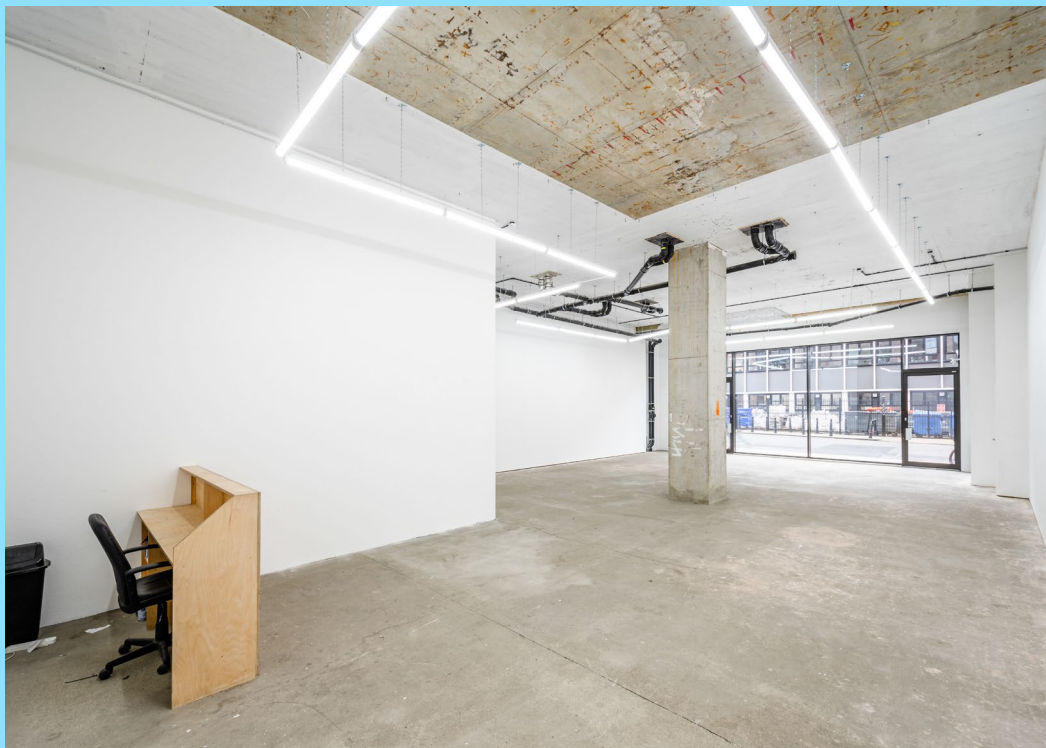
DESCRIPTION

The available space is a self-contained E-Class unit located on the ground floor of the newly built mixed-use development, Shoreditch Exchange. This unit features contemporary industrial design elements, including exposed concrete flooring, great ceiling heights, and exposed wiring. Alongside its aesthetic appeal, the space offers several advantages: ample natural light, an open-plan layout, large glass frontage facing Hackney Road, and a WC facility at the back of the unit. With its high footfall location in the Hoxton area, this unit presents a great opportunity for any businesses under E-Use Class.

AMENITIES

- Great Transport Links
- Great Ceiling Height
- Great Frontage
- Open Plan Layout
- Good Footfall
- WC Facility
- Alarm
- Contemporary Industrial Style








LOCATION

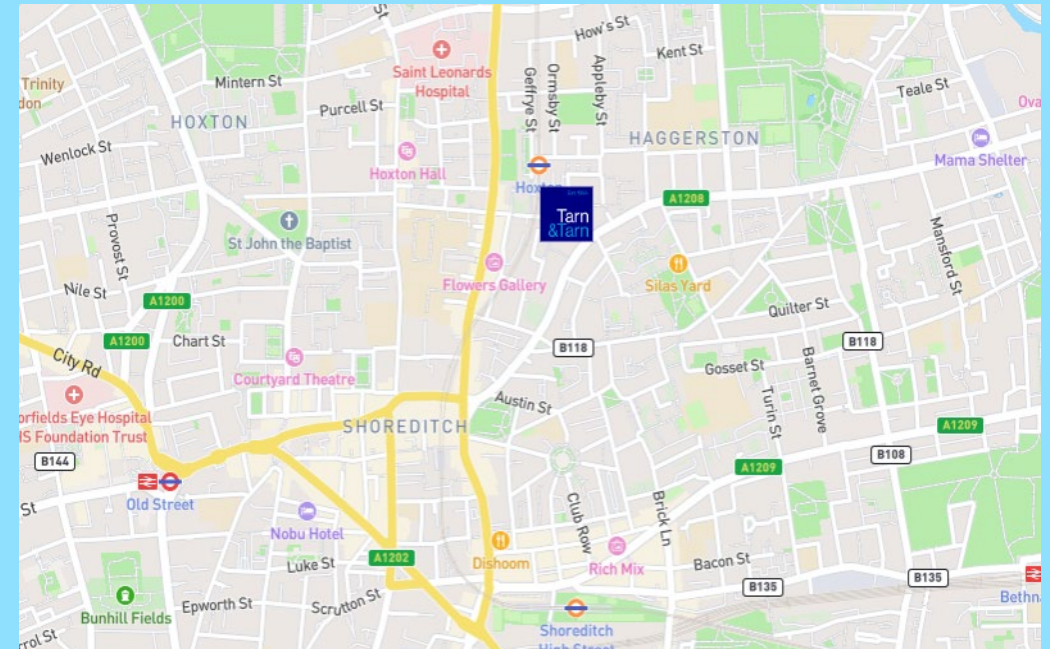
THE AREA

Shoreditch Exchange is located on Hackney Road which extends East of the junction with Shoreditch High Street and Old Street. The development sits immediately adjacent to Hoxton Overground station. Transport links at Old Street, Shoreditch High Street and Liverpool Street stations are all within walking distance.



TRANSPORT

-  Hoxton (6-minute walk) – **Overground Line**
-  Shoreditch High Street (14-minute walk) – **Overground Line**
-  Old Street (14-minute walk) – **Northern Line and National Rail Services**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE(£ PA)	BUSINESS RATES (£ PSF)	TOTAL YEAR
Ground	2,066				
TOTAL	2,066	£55,000	£4,353.44	£15,528.88	£74,882.32

BUILDING INSURANCE

Included in the service charge

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

EPC

Rating: A

VAT

Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Hackney



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VIEWINGS

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