

Est. 1955

# Tarn &Tarn

128 HOXTON STREET  
& 17 STANWAY  
STREET  
HOXTON  
LONDON  
N1 6SH

SELF CONTAINED  
COMMERCIAL UNIT IN  
THE HEART OF  
HOXTON  
5,029 SQFT



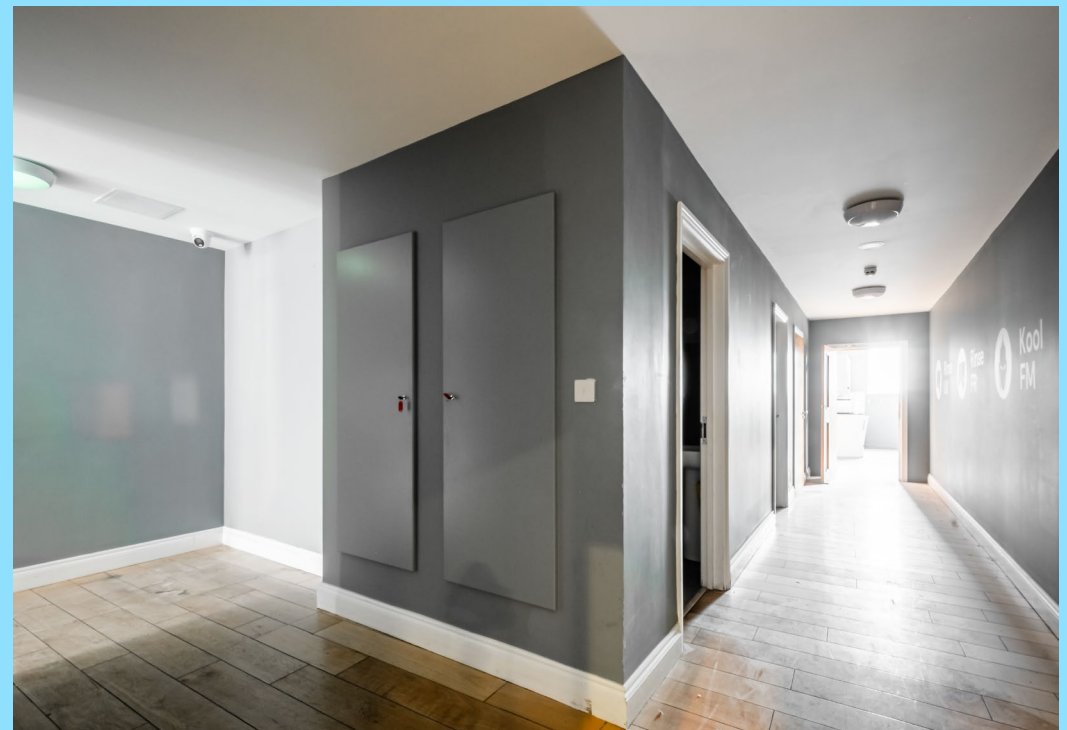
# DESCRIPTION

The property comprises of a self-contained accommodation arranged over two floors, forming part of a refurbished former warehouse building in the heart of Shoreditch. The space offers a highly flexible layout suitable for open-plan offices, studio areas, meeting rooms, and breakout zones, tailored to individual occupier requirements. Its previous use as a professional recording studio demonstrates its suitability for creative, media, and specialist occupiers, whilst remaining well-suited to conventional office use. The accommodation benefits from excellent natural light, air conditioning, a kitchenette, WC and shower facilities, and secure cycle parking. Dual access from Hoxton Street and Stanway Street provides further operational flexibility for staff and visitors.

# SUMMARY

- Self Contained
- Excellent Natural Light
- WC Facilities & Shower
- Secure Cycle Parking
- Heating & Cooling AC
- Excellent Transport Links
- Suitable for Medical/Health & Fitness/  
Office / Logistic Use
- Soundproofed Rooms








# LOCATION

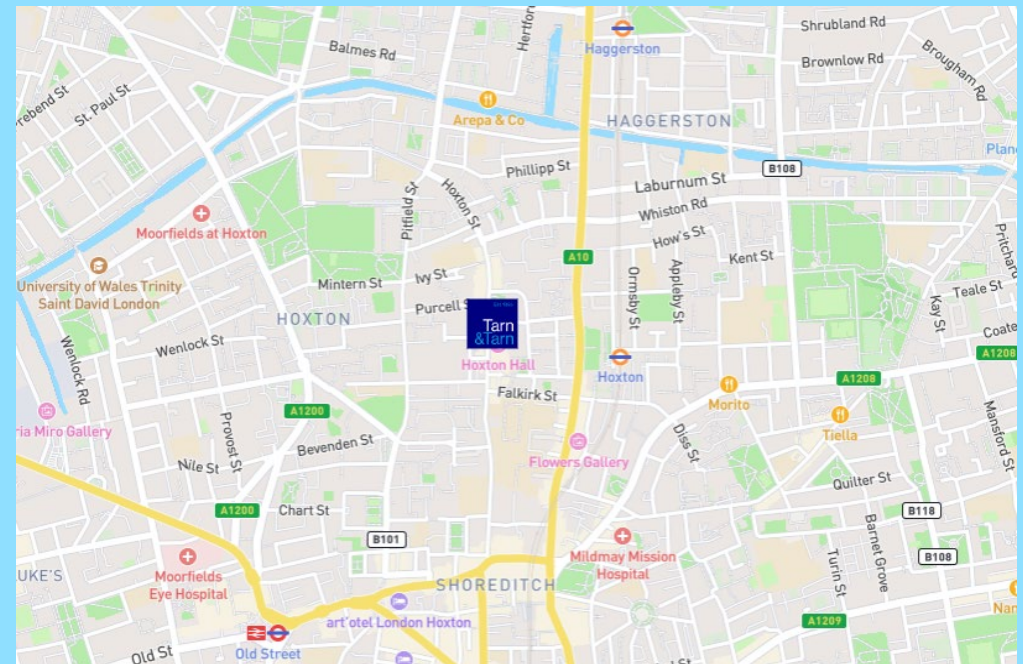
## THE AREA

The property is located in the heart of Hoxton. The area benefits from strong pedestrian footfall and an excellent range of nearby amenities, with Hoxton Overground and Old Street Underground stations both within easy walking distance, providing swift connections across central London.



## TRANSPORT

-  Hoxton (6-minute walk) – **Overground Line**
-  Old Street (13-minute walk) – **Northern Line & National Rail Services**
-  Haggerston (14-minute walk) – **Overground**



## ACCOMMODATION

FLOOR	SQ FT	RENT (£PSF)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	2,932				
Basement	2,097				
<b>TOTAL</b>	<b>5,029</b>	<b>£22 psf</b>	<b>N/A</b>	<b>TO BE ASSESSED</b>	<b>£110,638 PA</b>

## BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

## 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.

## TERMS

A new FRI Lease to be contracted Outside the Security and Provisions of the Landlord and Tenant Act of 1954

## LOCAL AUTHORITY

London Borough of Tower Hamlets

## BUILDING INSURANCE

TBA

## VAT

TBC



Est. 1955

Tarn  
&Tarn

## VIEWINGS

---

**TARN & TARN**  
53 COMMERCIAL STREET  
LONDON E1 6BD

**T** 020 7377 8989  
**E** [INFO@TARN-TARN.CO.UK](mailto:INFO@TARN-TARN.CO.UK)

## TEAM

---

**ARTHUR NOWICKI**  
T 07792 711461  
E [ARTHUR@TARN-TARN.CO.UK](mailto:ARTHUR@TARN-TARN.CO.UK)

**LUKE MARIONI**  
T 077346 01111  
E [LUKE@TARN-TARN.CO.UK](mailto:LUKE@TARN-TARN.CO.UK)

**GASPER KOSCIK**  
T 07554 640000  
E [GASPER@TARN-TARN.CO.UK](mailto:GASPER@TARN-TARN.CO.UK)

**OLIVER FRENCH**  
T 07852 527981  
E [OLIVER@TARN-TARN.CO.UK](mailto:OLIVER@TARN-TARN.CO.UK)



**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**