

Hoxton Works: Work Units for creative businesses in the heart of Hoxton

- **Location:** Shoreditch, Hoxton. 3min walking distance from Hoxton Overground/ 10min from Old Street tube /15min from Liverpool Street Station.
- **Features:** Natural light, wooden floors. Accessible 24/7 / shared kitchen and accessible toilets/ Free booking of Hoxton Hall's meeting room / recycling facilities /alarm system / lift to all floors/ telephones and internet services installed easy to set up through our provider.



- **About Hoxton Works:** Hoxton Works is composed of 16 individual offices/studios offered at a below market rate to creative industries agency, start-ups and small businesses. Units vary in size ranging from 90 square foot (1 to 2 desks) to 608 square foot (up to 10 desks). Hoxton Works annually houses over 45 different creative and cultural SME's, energetic sole traders and inspiring entrepreneurs making it an exciting and dynamic community.

Unlike commercial office set ups, Hoxton Works is a social enterprise. All profit go to support Hoxton Hall, a Grade II* listed Victorian music hall currently hosting a variegated programme of Theatre, Music and Youth Arts activities. This investment helps Hoxton Hall reach over 1,800 young people per year, and preserve the 150 year old performance space for over 4,000 artists and 40,000 visitors.

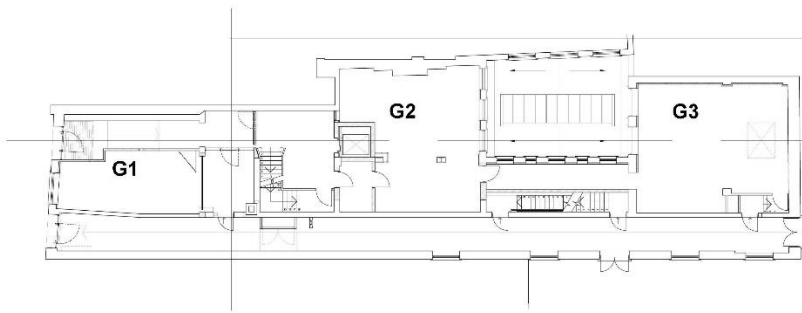


Workspaces currently available

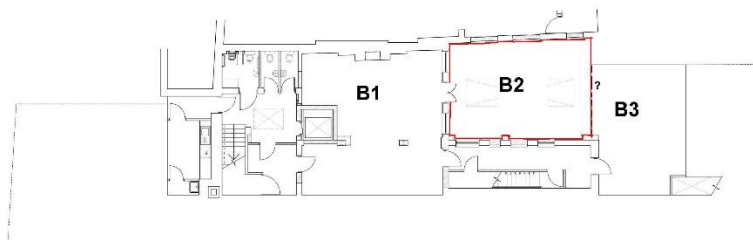
Unit	size	Rent p/a (p/m)	Service charge p/a (p/m)	AVAILABLE FROM
Unit B2	435 sq ft	£15600 p/a (£1305 p/m)	£1418.06 p/a (£118.17 p/m)	NOW
Unit 2.1	824 sq ft	£29664 p/a (£2472 p/m)	£2686.20 p/a (£223.85)	NOW



Unit B2, Basement level.



GROUND FLOOR PLAN



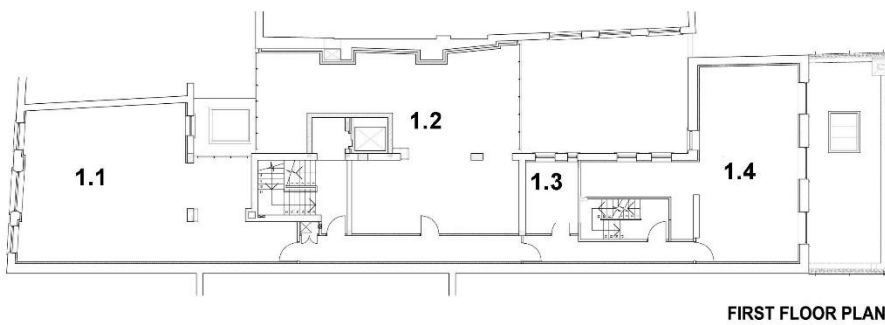
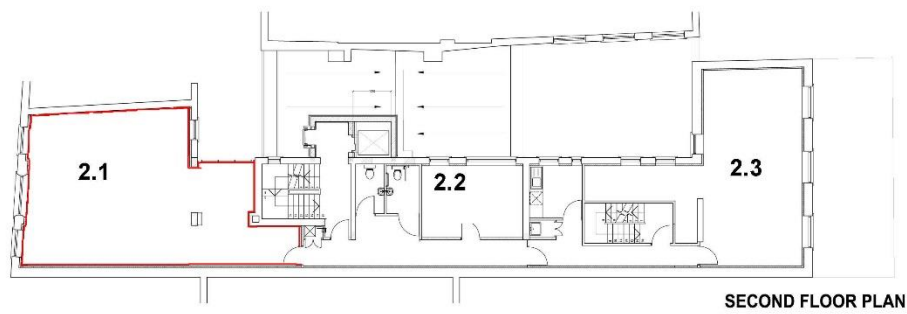
BASEMENT FLOOR PLAN

REVISIONS	
1	Issue for construction
2	Issue for construction
3	Issue for construction
4	Issue for construction
5	Issue for construction
6	Issue for construction
7	Issue for construction
8	Issue for construction
9	Issue for construction
10	Issue for construction
11	Issue for construction
12	Issue for construction
13	Issue for construction
14	Issue for construction
15	Issue for construction
16	Issue for construction
17	Issue for construction
18	Issue for construction
19	Issue for construction
20	Issue for construction
21	Issue for construction
22	Issue for construction
23	Issue for construction
24	Issue for construction
25	Issue for construction
26	Issue for construction
27	Issue for construction
28	Issue for construction
29	Issue for construction
30	Issue for construction
31	Issue for construction
32	Issue for construction
33	Issue for construction
34	Issue for construction
35	Issue for construction
36	Issue for construction
37	Issue for construction
38	Issue for construction
39	Issue for construction
40	Issue for construction
41	Issue for construction
42	Issue for construction
43	Issue for construction
44	Issue for construction
45	Issue for construction
46	Issue for construction
47	Issue for construction
48	Issue for construction
49	Issue for construction
50	Issue for construction
51	Issue for construction
52	Issue for construction
53	Issue for construction
54	Issue for construction
55	Issue for construction
56	Issue for construction
57	Issue for construction
58	Issue for construction
59	Issue for construction
60	Issue for construction
61	Issue for construction
62	Issue for construction
63	Issue for construction
64	Issue for construction
65	Issue for construction
66	Issue for construction
67	Issue for construction
68	Issue for construction
69	Issue for construction
70	Issue for construction
71	Issue for construction
72	Issue for construction
73	Issue for construction
74	Issue for construction
75	Issue for construction
76	Issue for construction
77	Issue for construction
78	Issue for construction
79	Issue for construction
80	Issue for construction
81	Issue for construction
82	Issue for construction
83	Issue for construction
84	Issue for construction
85	Issue for construction
86	Issue for construction
87	Issue for construction
88	Issue for construction
89	Issue for construction
90	Issue for construction
91	Issue for construction
92	Issue for construction
93	Issue for construction
94	Issue for construction
95	Issue for construction
96	Issue for construction
97	Issue for construction
98	Issue for construction
99	Issue for construction
100	Issue for construction

100% HOXTON HALL 130 HOXTON STREET	
100% CONVERSION OF QUEEN MARY HOSTEL 128 HOXTON STREET	
BASEMENT AND GROUND FLOOR PLANS AS PROPOSED	
SCALE: 1:100	DATE: 03.02.03
PROJECT: NF	CLIENT: Levitt Bernstein
PROJECT NO: 23094/109	PROJECT: P1 T1 A
DATE: 03.02.03	SCALE: 1:100
PROJECT: NF	CLIENT: Levitt Bernstein
PROJECT NO: 23094/109	PROJECT: P1 T1 A
DATE: 03.02.03	SCALE: 1:100



Unit 2.1, Second Floor.



<p>NOTES</p> <ol style="list-style-type: none"> 1. TO BE MADE PER THE DRAWING. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BSI STANDARDS. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BSI STANDARDS. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BSI STANDARDS. 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BSI STANDARDS. 	
<p>REVISIONS</p> <p>P1 02/02/03 PRE-TENDER ISSUE TO QS</p> <p>T1 10/02/03 TENDER ISSUE</p> <p>A 15/04/03 CONSTRUCTION ISSUE -</p>	
<p>PROJECT INFORMATION</p> <p>PROJECT NAME: HOXTON HALL</p> <p>PROJECT ADDRESS: 130 HOXTON STREET</p> <p>CLIENT: HOXTON HALL</p> <p>ARCHITECT: LEVITT BERNSTEIN</p> <p>DATE: 03.02.03</p>	
<p>SCALE: 1:100</p> <p>DATE: 03.02.03</p>	
<p>ARCHITECTS: LEVITT BERNSTEIN ARCHITECTS</p> <p>11, ST. JOHN'S SQUARE, LONDON, EC1A 4JF</p> <p>TEL: 020 7778 2878 FAX: 020 7778 2878</p>	
<p>DRAWING NO: 2308/L110</p>	<p>PROJECT NO: P111A</p>

Contact: For more information about Hoxton Hall and the Hoxton Workspace visit www.hoxtonhall.co.uk or email eira@hoxtonhall.co.uk to arrange a viewing.