

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.



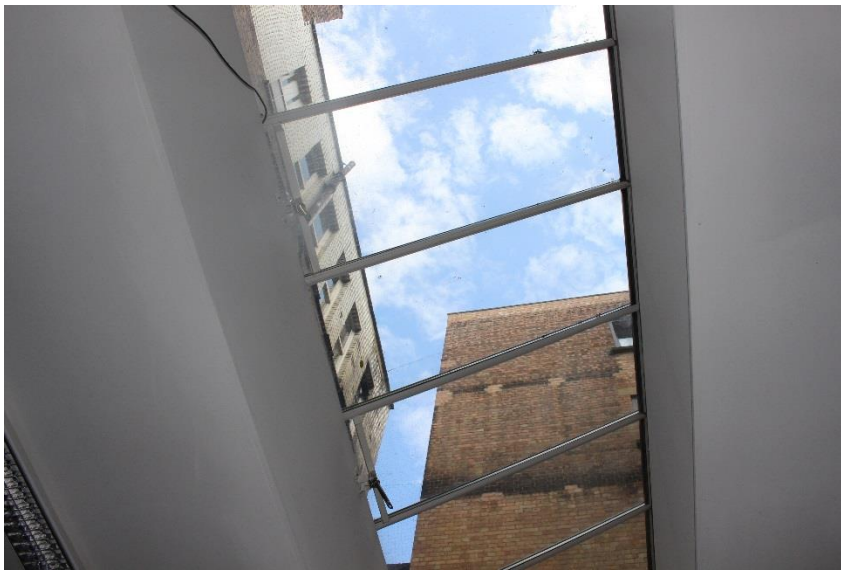
- **About Hoxton Works:** Hoxton Works is composed of 16 individual offices/studios offered at a below market rate to creative industries agency, start-ups and small businesses. Units vary in size ranging from 90 square foot (1 to 2 desks) to 608 square foot (up to 10 desks). Hoxton Works annually houses 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.

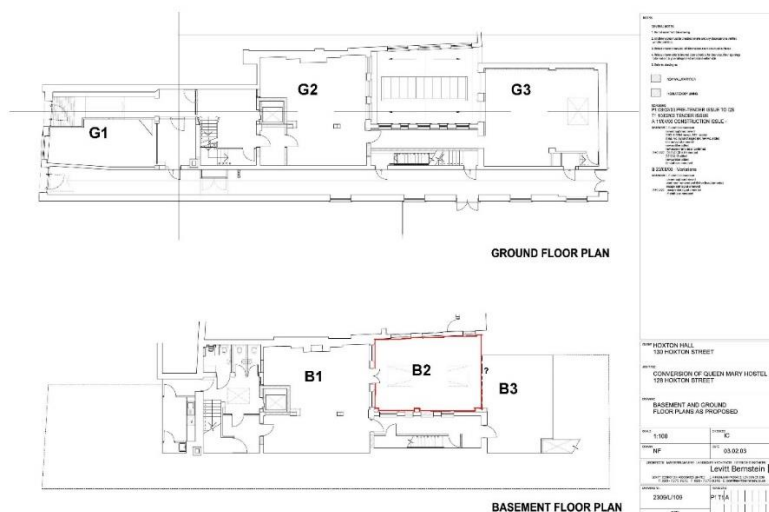


Workspaces currently available

Unit	size	Rent p/a (p/m)	Service charge p/a (p/m)	AVAILABLE FROM
Unit B2	435 sq ft	£ 15,600 p/a (£ 1,305 p/m)	£ 1418.06 p/a (£118.17 p/m)	NOW
Unit 2.1	824 sq ft	£ 29,664 p/a (£ 2472 p/m)	£ 2686.20 p/a (£223.85 p/m)	NOW
Unit 1.4	617 sq ft	£ 22,212.00 p/a (£ 1,851 p/m)	£ 1,952.76 (£162.73 p/m)	AUGUST 2019

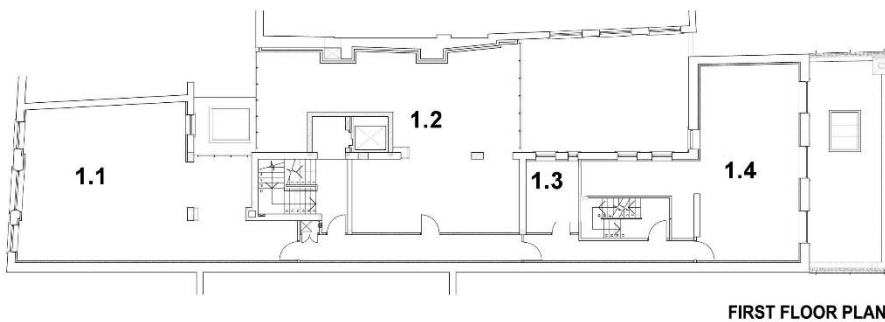
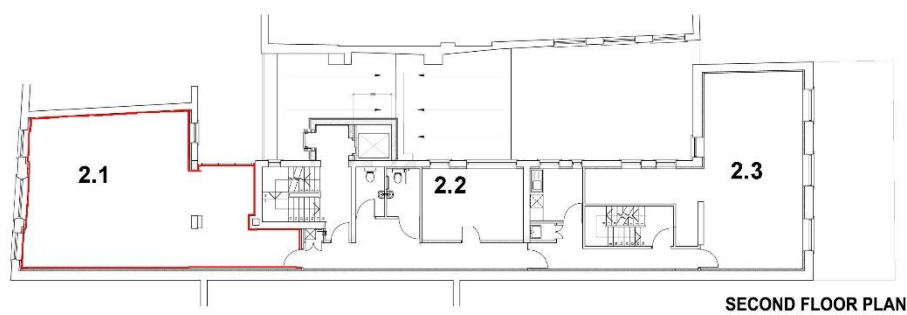


Unit B2, Basement level.





Unit 2.1, Second Floor.



<p>NOTES</p> <ol style="list-style-type: none"> 1. FOR ALL WORK TO BE CARRIED OUT. 2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS. 3. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS. 4. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS. 5. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS. 	
<p>REVISIONS</p> <p>PT 100/003 PRE-TENDER ISSUE TO QS T1 100/003 TENDER ISSUE A1 100/003 CONSTRUCTION ISSUE - 100/003/001 - Variations B 23/08/03 - Variations</p>	
<p>PROJECT INFORMATION</p> <p>PROJECT NO: 2309/L110 DRAWING NO: P1 T1 A</p>	
<p>CLIENT HOXTON HALL 130 HOXTON STREET</p>	
<p>JOB TITLE CONVERSION OF QUEEN MARY HOSTEL 128 HOXTON STREET</p>	
<p>DRAWN FIRST AND SECOND FLOOR PLANS AS PROPOSED</p>	
<p>SCALE 1:100</p>	<p>DATE 03.02.03</p>
<p>ARCHITECTS LEVITT BERNSTEIN ARCHITECTS LEVITT BERNSTEIN ARCHITECTS 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000</p>	
<p>DRAWING NO 2309/L110</p>	<p>REVISION P1 T1 A</p>
<p>DATE 03.02.03</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.