

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 2.1	824 sq ft	£ 29,664 p/a (£ 2472 p/m)	£ 2686.20 p/a (£223.85 p/m)	NOW
Unit 1.2	887 sq ft	£ 30,158 p/a (£2513 p/m)	£ 2922.32 p/a (£243.53 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)	NOW



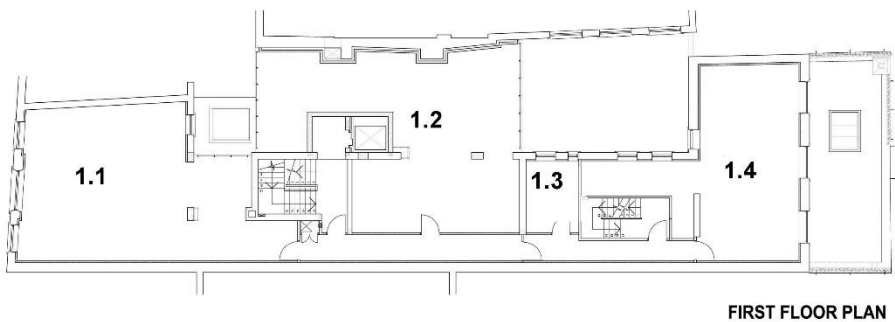
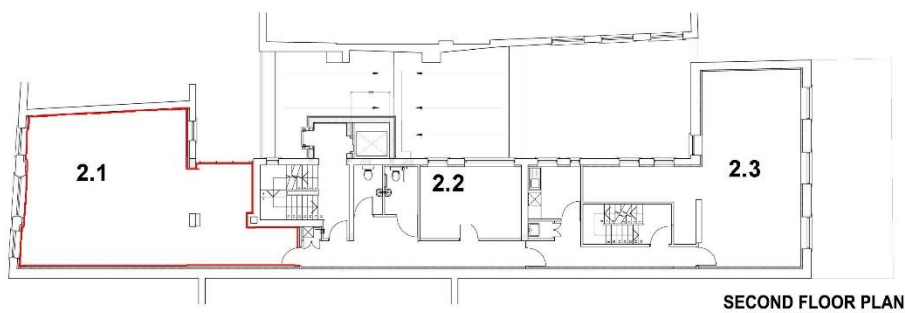
Unit 1.2, First floor.



Unit 1.4, First Floor.



Unit 2.1, Second Floor.



<p>NOTES</p> <ol style="list-style-type: none"> 1. See the main title block for details. 2. All dimensions are to the finished face of the work unless otherwise stated. 3. All work is to be done in accordance with the relevant British Standards. 4. All work is to be done in accordance with the relevant Building Regulations. 5. All work is to be done in accordance with the relevant Code of Practice. 6. All work is to be done in accordance with the relevant Code of Practice. 													
<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>03.02.03</td> <td>PRE-TENDER ISSUE TO QS</td> </tr> <tr> <td>2</td> <td>03.02.03</td> <td>TENDER ISSUE</td> </tr> <tr> <td>3</td> <td>03.02.03</td> <td>AS ISSUED CONSTRUCTION ISSUE -</td> </tr> </table>		NO.	DATE	DESCRIPTION	1	03.02.03	PRE-TENDER ISSUE TO QS	2	03.02.03	TENDER ISSUE	3	03.02.03	AS ISSUED CONSTRUCTION ISSUE -
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<p>PROJECT INFORMATION</p> <p>PROJECT NAME: HOXTON HALL ADDRESS: 130 HOXTON STREET CITY: LONDON POSTCODE: EC2A 4PU CLIENT: HOXTON HALL ARCHITECT: LEVITT BERNSTEIN DATE: 03.02.03</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: IC</p>												
<p>DRAWN: NF</p>	<p>DATE: 03.02.03</p>												
<p>ARCHITECTS: LEVITT BERNSTEIN ARCHITECTS LEVITT BERNSTEIN ARCHITECTS 128 HOXTON STREET LONDON EC2A 4PU TEL: 020 7333 3333 FAX: 020 7333 3334 WWW.LEVITTBERNSTEIN.CO.UK</p>													
<p>DRAWING: 2309/L110</p>	<p>REVISION: P1 T1 A</p>												
<p>DATE:</p>													

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