

Est. 1955

# Tarn &Tarn



**93 KINGSLAND ROAD  
HOXTON  
E2 8AG**

**OFFICES/STUDIOS  
TO RENT IN THE  
HEART OF HOXTON  
567 – 2,266FT<sup>2</sup>**

# DESCRIPTION

The available units are situated on the ground, first, and second floors of this mixed-use building in the heart of Hoxton/Shoreditch. The upper units offer good natural light and open-plan space, while the ground-floor unit features self-contained side street access and high ceilings. These units are ideal for creative businesses looking for a space in the Shoreditch and Hoxton area.

# SUMMARY

- Excellent Natural Light
- Good Ceiling Height
- Shared W/C Facilities
- Kitchen
- A/C
- Meeting Room
- Fibre Connection








# LOCATION

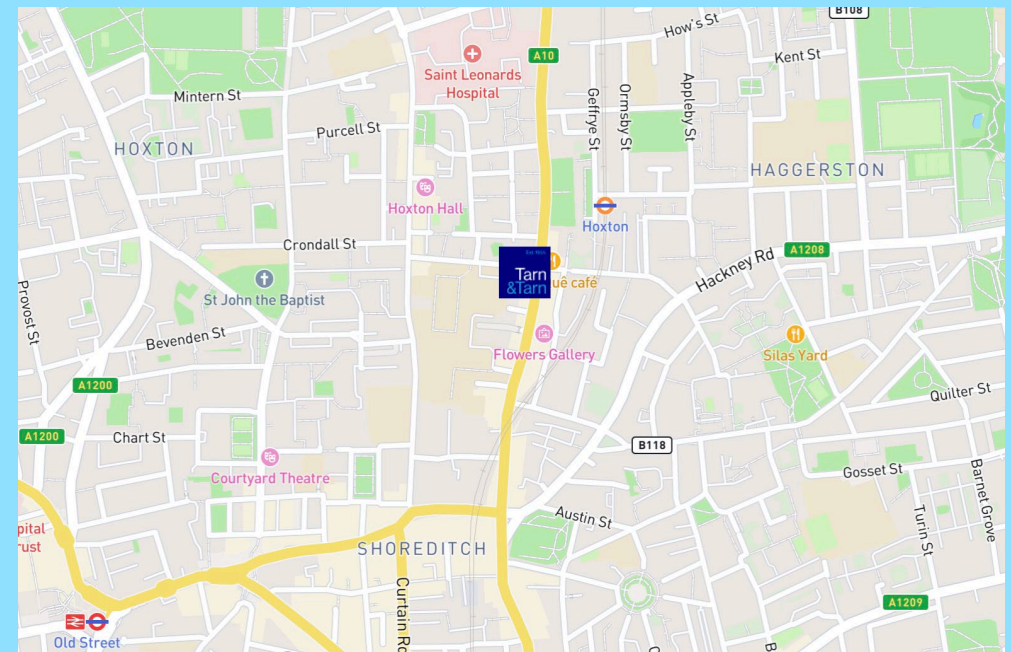
## THE AREA

The property is located on the corner of Retford Street and Kingsland Road in Shoreditch, close to the junction with Falkirk Street and Cremer Street. It is in a lively and bustling area, just moments away from the vibrant heart of Shoreditch. There are numerous local restaurants, bars, cafes, and shops in the vicinity, providing excellent amenities. The unit also benefits from excellent connectivity, with Hoxton & Shoreditch High Street Overground stations just a short walk away. Additionally, Old Street Underground station is within walking distance.



## TRANSPORT

-  Hoxton (2-minute walk) – **Overground Line**
-  Shoreditch High Street (11-minute walk) – **Overground Line**
-  Old Street (17-minute walk) – **Northern Line and National Rail Services**



## ACCOMMODATION

FLOOR	FT <sup>2</sup>	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES (£ PA)	TOTAL YEAR	AVAILABILITY
2 <sup>ND</sup> Floor – Rear	567	£14,175	£2,268	£9,123.03	£28,401.03	AVAILABLE
1 <sup>ST</sup> Floor – Rear	593	£14,825	£2,372	£11,726	£31,888	AVAILABLE
GF Floor – Rear	1109	£39,000	£4,436	EXEMPT	£43,436	AVAILABLE
<b>TOTAL</b>	<b>2,266</b>					

## BUILDING INSURANCE

Included in the service charge.

## VAT

Not Applicable

## EPC

Rating: D

## LEGAL COSTS

Each party to bear their own costs

## TERMS

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

## AML, ABC & FINANCIAL CRIME REQUIREMENTS

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.



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Tarn  
&Tarn

## VIEWINGS

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## TEAM

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