

HKR
HOXTON

211 HACKNEY ROAD
HOXTON, E2



9,878
SQ FT OF
CREATIVE
OFFICE
SPACE
IN THE
HEART OF
HOXTON

HOXTON SHOREDITCH CITY

LUNCH ENTERTAIN WALK

FOOD / DRINK

- 1 **The Marksman**
🚶 1 min
- 2 **Morito**
🚶 1 min
- 3 **Sager + Wilde**
🚶 1 min
- 4 **Campania**
🚶 3 min
- 5 **Brawn**
🚶 4 min
- 6 **The Royal Oak**
🚶 4 min

SHOPS / RETAIL

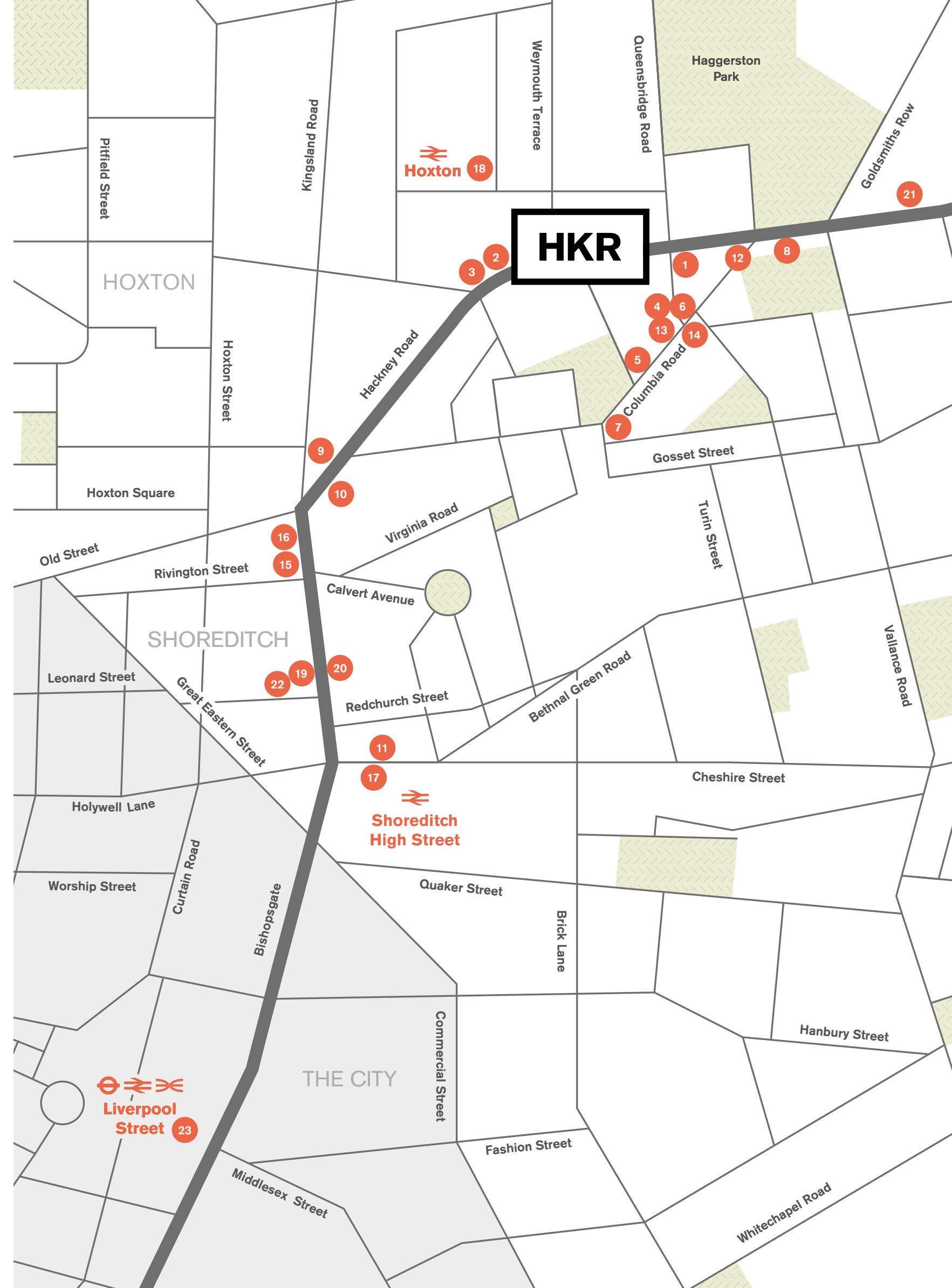
- 7 **Birdcage**
🚶 4 min
- 8 **A Portuguese Love Affair**
🚶 4 min
- 9 **Nkora**
🚶 6 min
- 10 **Mikkeller**
🚶 7 min
- 11 **Shoreditch House**
🚶 13 min

- 12 **Grace & Thorn**
🚶 4 min
- 13 **Columbia Road Flower Market**
🚶 4 min
- 14 **Nelly Duff**
🚶 4 min
- 15 **AIDA**
🚶 9 min
- 16 **House of Hackney**
🚶 9 min
- 17 **Boxpark**
🚶 14 min

AMENITIES / TRANSPORT

- 18 **Hoxton Station**
🚶 3 min
- 19 **Shoreditch High Street Station**
🚶 10 min
- 20 **Ace Hotel**
🚶 11 min
- 21 **Mama Shelter**
🚶 12 min
- 22 **FRAME Gym**
🚶 12 min
- 23 **Liverpool Street Station**
🚶 17 min 🚲 8 min

Walking time sourced from Google Maps.



HOXTON AT HAND



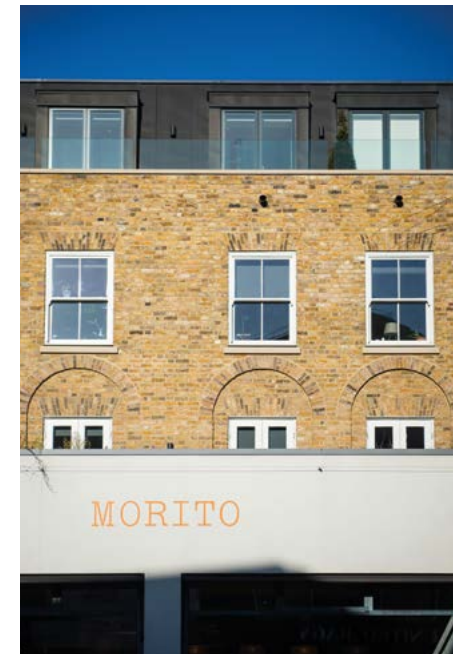
Sager + Wilde



House of Hackney



Grace and Thorn



Morito



The Marksman

Columbia Road Flower Market



AIDA



SHOREDITCH IN TEN THE CITY IN TWENTY



Barber & Parlour

Boxpark



The City of London



Ace Hotel

PREMIUM GROUND FLOOR SPACE



FLOODED WITH NATURAL LIGHT



FULLY SELF- CONTAINED UNITS



FOR RENT OR SALE



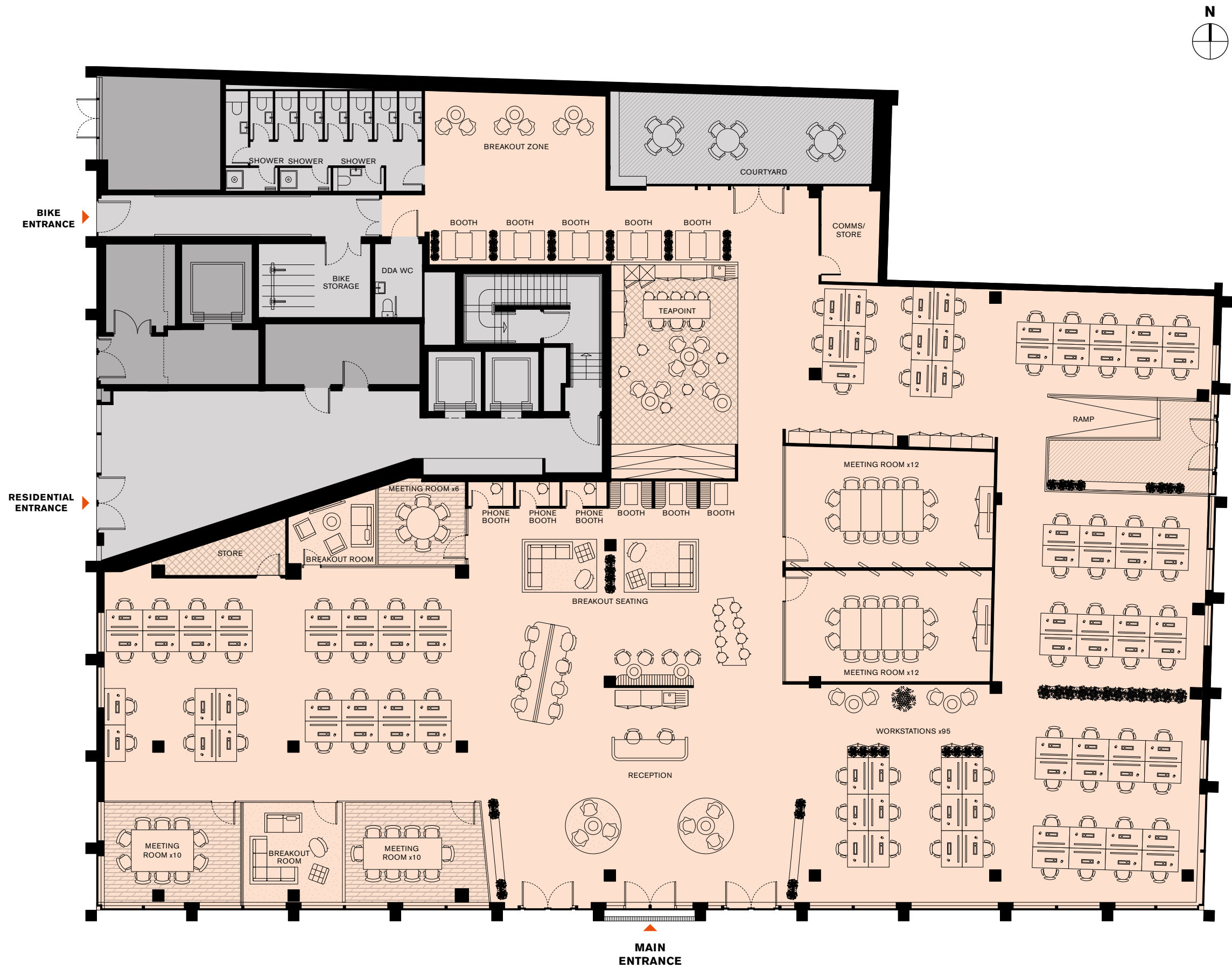
HKR PROVIDES 4,057 – 9,878 SQ FT OF NEWLY DEVELOPED FULLY SELF-CONTAINED CREATIVE WORKSPACE IN THE HEART OF **HOXTON**.



SPECIFICATION

- FLOOR TO CEILING HEIGHT OF 3.9M
- SUPERB NATURAL DAYLIGHT
- PRIVATE OUTDOOR COURTYARD
- 20 SAFE AND SECURE INDOOR BIKE SPACES
- SHOWER FACILITIES AND CHANGING AREA
- MODERN SUSPENDED LIGHTING
- OCCUPANCY RATIO OF 1:8
- EXPOSED AIR CONDITIONING
- GOOD FOOTFALL AND BRANDING OPPORTUNITIES

OPEN PLAN



TOTAL INTERNAL AREA

9,878 SQ FT

917.69 SQM

Open plan workstations	95
Meeting rooms	5
Teapoint	1
Breakout seating	7
Phone booths	3
Store/comms room	2
Meeting booths	5

Plans are not to scale. All measurements are approximate.

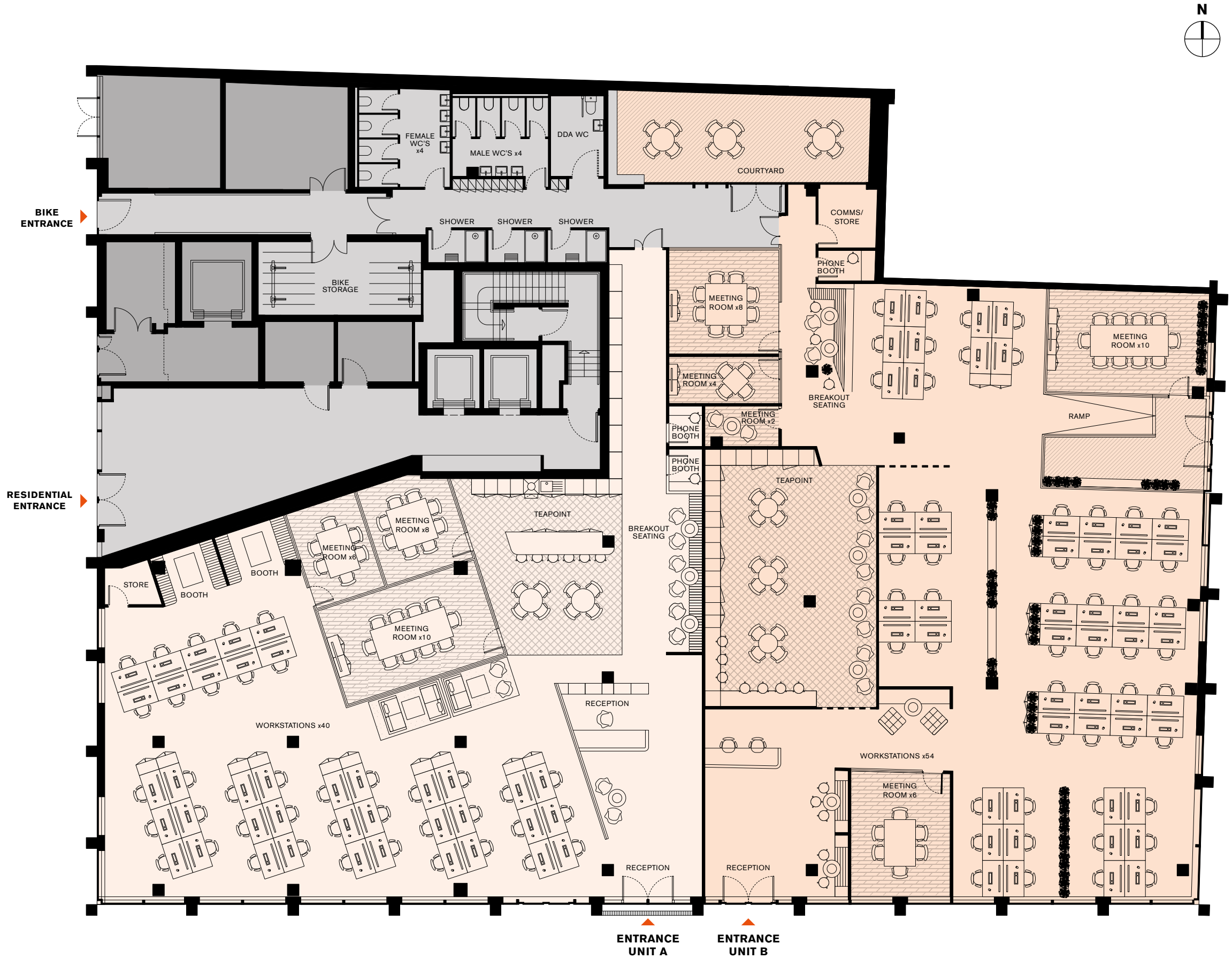
SPLIT PLAN

UNIT A
4,057 SQ FT
377 SQM

- Open plan workstations 40
- Meeting rooms 3
- Teapoint 1
- Breakout seating 3
- Phone booths 2
- Comms room 1
- Meeting booths 2

UNIT B
5,199 SQ FT
483 SQM

- Open plan workstations 54
- Meeting rooms 5
- Teapoint 1
- Breakout seating 2
- Phone booths 1
- Comms room 1



Plans are not to scale. All measurements are approximate.

TIMING

Completion Q1 2020

TERMS

Upon application

VIEWING

For further information please contact the joint sole agents

Agents

allsop

Tom Nicoll
020 7588 4433
tom.nicoll@allsop.co.uk

James Neville
020 7588 4433
james.neville@allsop.co.uk



Elliott Stern
020 7871 7425
elliott.stern@colliers.com

Jake Kinsler
020 7344 6902
jake.kinsler@colliers.com

Developed by

LBS
PROPERTIES

LBS Properties
9 Berkeley Street
London W1J 8DW

020 3468 4516
hkr-hoxton.com

Finance partner



Important Notice: Colliers, Allsop and LBS Properties for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a) The particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c) No person in the employment of Colliers, Allsop, or LBS Properties has any authority to make or give any representation or warranty whatever in relation to the property; d) Any photographs or computer-generated images (CGIs) are indicative of the quality and style of this development and location and do not represent the actual fittings and furnishings at this development. Floorplans are not to scale and are for indicative purposes only. Any floor areas, measurements or layout plans are for guidance only and should not be relied upon as a statement of fact; e) Tax may be payable in addition to the purchase price of the property according to the national or local law applicable (including, without limitation, Stamp Duty Land Tax).