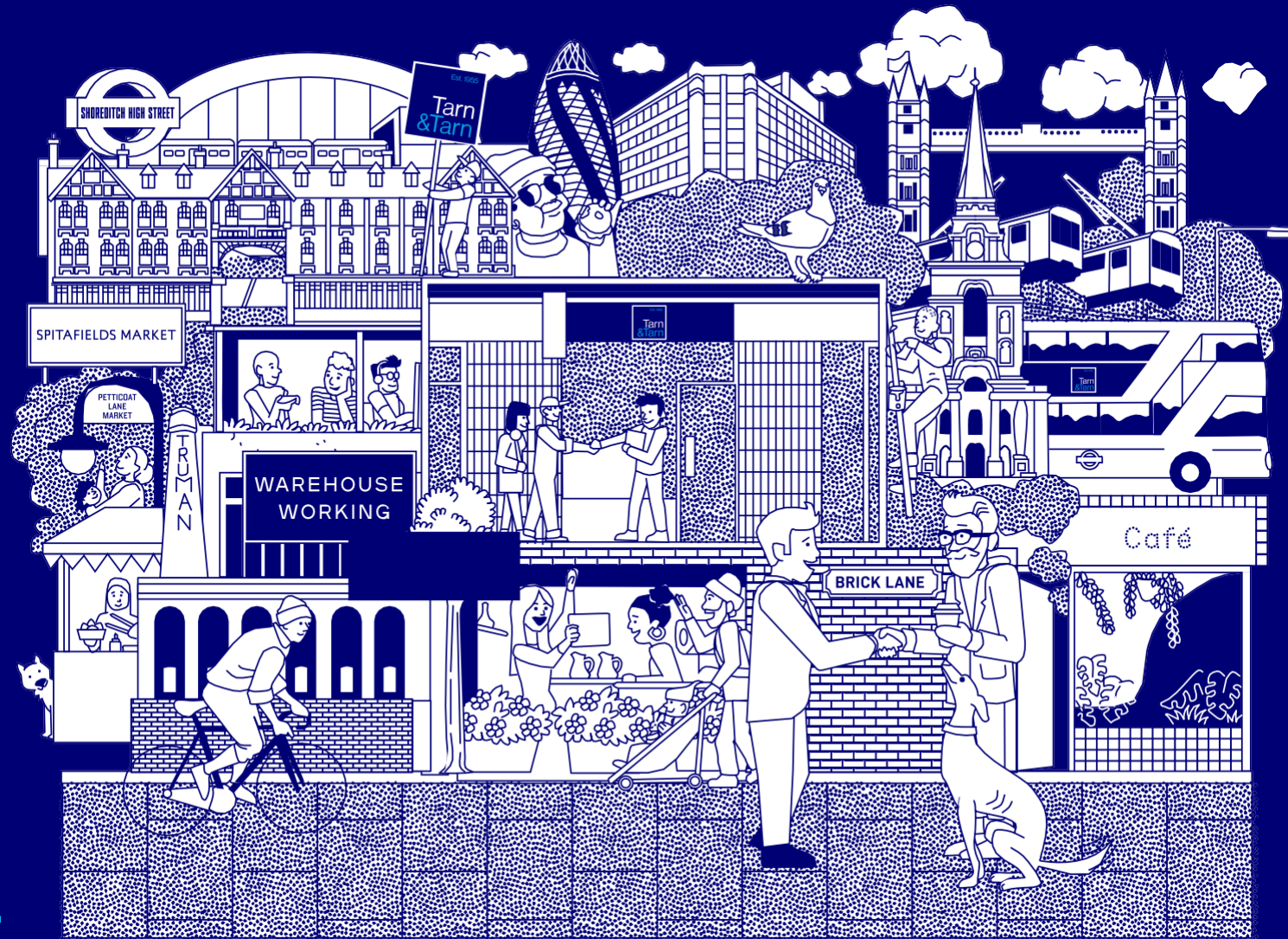


Est. 1955

# Tarn &Tarn



**UNIT 9 – SHOREDITCH  
EXCHANGE  
HACKNEY ROAD  
HOXTON  
E2 8GY**

**OPEN PLANE E-CLASS  
UNIT IN THE HEART OF  
HOXTON  
2,066 FT<sup>2</sup>**

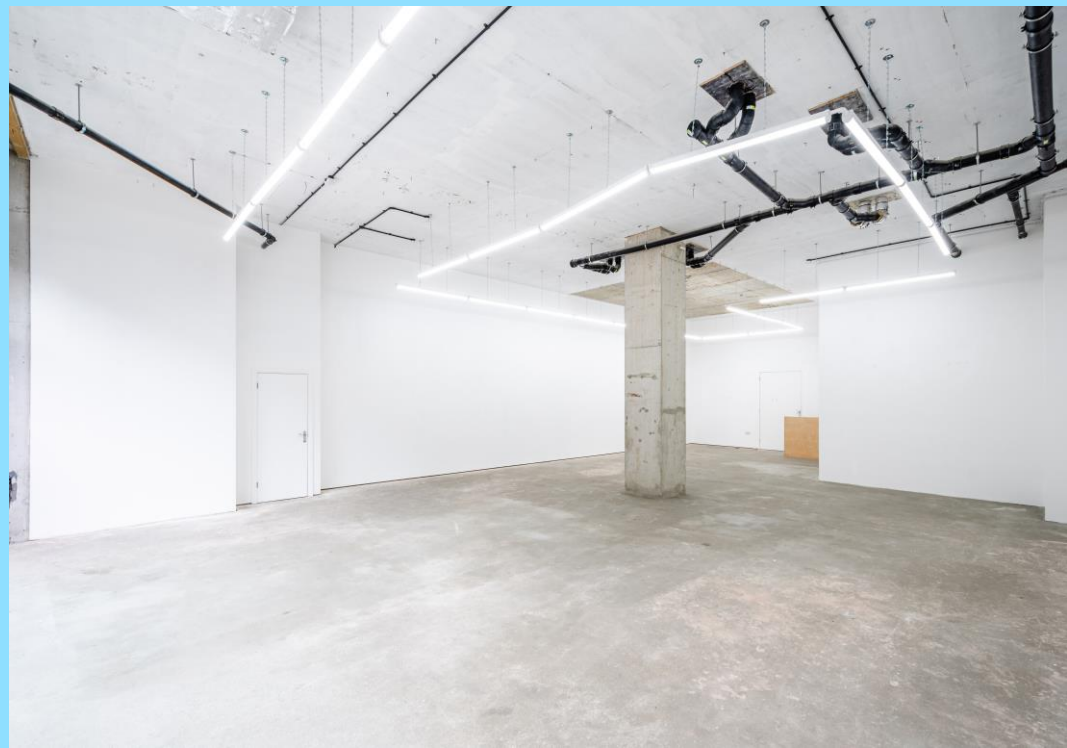
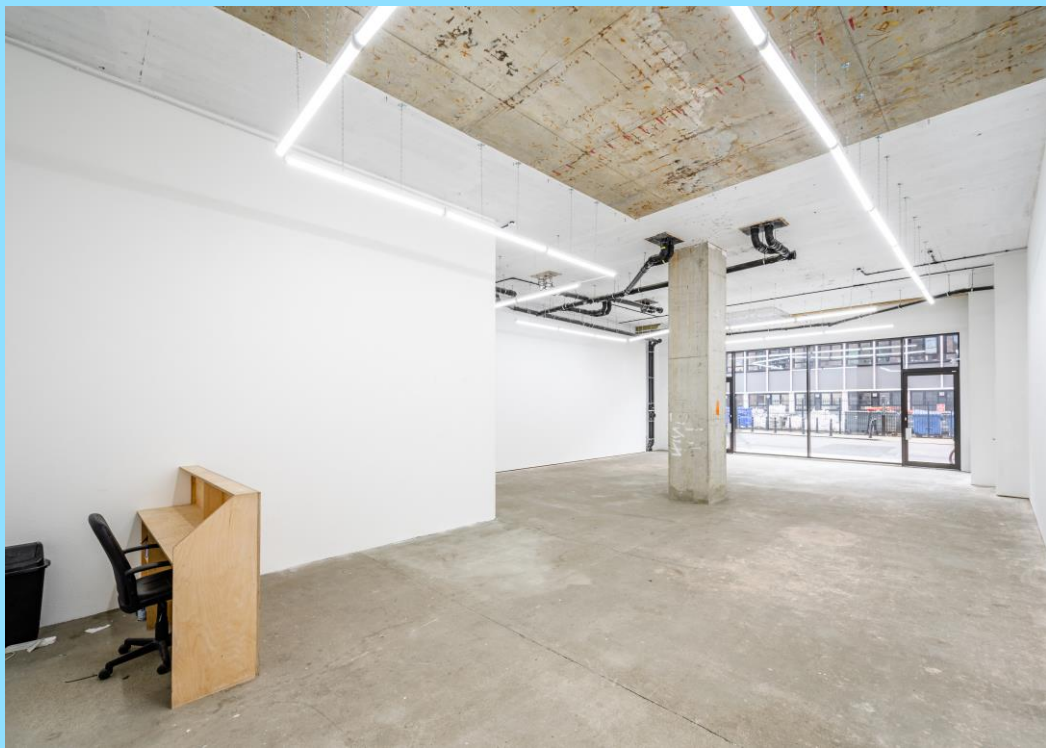
## DESCRIPTION

The available space is a self-contained E-Class unit located on the ground floor of the newly built mixed-use development, Shoreditch Exchange. This unit features contemporary industrial design elements, including exposed concrete flooring, great ceiling heights, and exposed wiring. Alongside its aesthetic appeal, the space offers several advantages: ample natural light, an open-plan layout, large glass frontage facing Hackney Road, and a WC facility at the back of the unit. With its high footfall location in the Hoxton area, this unit presents a great opportunity for any businesses under E-Use Class.

## AMENITIES

- Great Transport Links
- Great Ceiling Height
- Great Frontage
- Open Plan Layout
- Good Footfall
- WC Facility
- Alarm
- Contemporary Industrial Style








# LOCATION

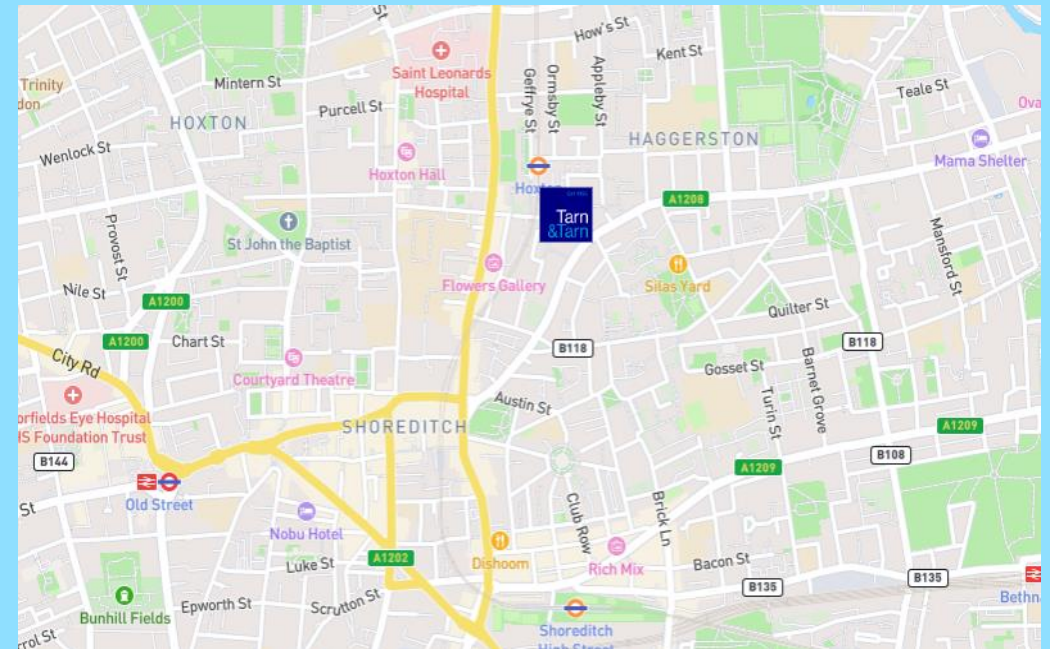
## THE AREA

Shoreditch Exchange is located on Hackney Road which extends East of the junction with Shoreditch High Street and Old Street. The development sits immediately adjacent to Hoxton Overground station. Transport links at Old Street, Shoreditch High Street and Liverpool Street stations are all within walking distance.



## TRANSPORT

-  Hoxton (6-minute walk) – Overground Line
-  Shoreditch High Street (14-minute walk) – Overground Line
-  Old Street (14-minute walk) – Northern Line and National Rail Services



## ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES (£ PSF)	TOTAL YEAR
Ground	2,066				
<b>TOTAL</b>	<b>2,066</b>	<b>£55,000</b>	<b>£4,353.44</b>	<b>£15,528.88</b>	<b>£74,882.32</b>

## BUILDING INSURANCE

Included in the service charge

## TERMS

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

## EPC

Rating: A

## VAT

Applicable

## ANTI-MONEY LAUNDERING

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.

## LOCAL AUTHORITY

London Borough of Hackney



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Tarn  
&Tarn

## VIEWINGS

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**TARN & TARN**  
53 COMMERCIAL STREET  
LONDON E1 6BD

**T** 020 7377 8989  
**E** INFO@TARN-TARN.CO.UK

## TEAM

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**ARTHUR NOWICKI**  
T 07792 711461  
E ARTHUR@TARN-TARN.CO.UK

**LUKE MARIONI**  
T 077346 01111  
E LUKE@TARN-TARN.CO.UK

**GASPER KOSCIK**  
T 07554 640000  
E GASPER@TARN-TARN.CO.UK

**JOSHUA WILLIAMS**  
T 07455244804  
E JOSH@TARN-TARN.CO.UK



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