



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

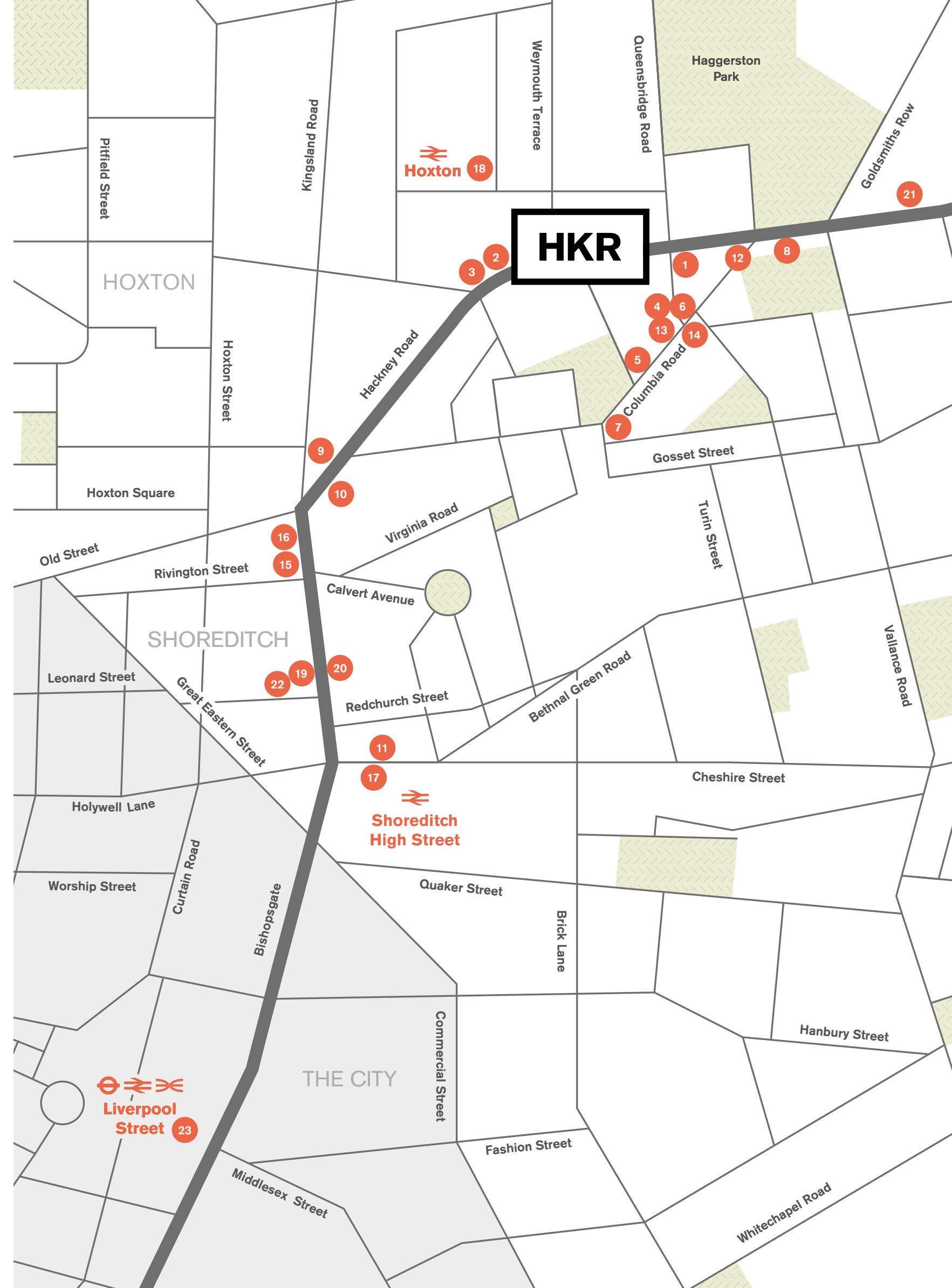
- 7 **Birdcage**
🚶 4 min
- 8 **A Portuguese Love Affair**
🚶 4 min
- 9 **Nkora**
🚶 6 min
- 10 **Mikkeller**
🚶 7 min
- 11 **Shoreditch House**
🚶 13 min

- 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



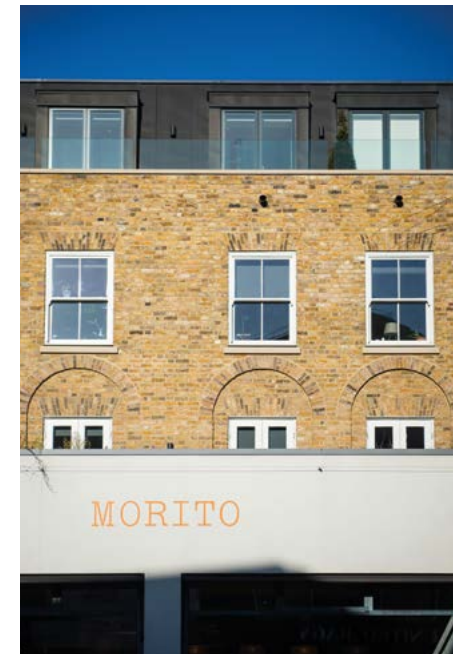
Sager + Wilde



House of Hackney



Grace and Thorn



Morito



The Marksman

Columbia Road Flower Market



AIDA



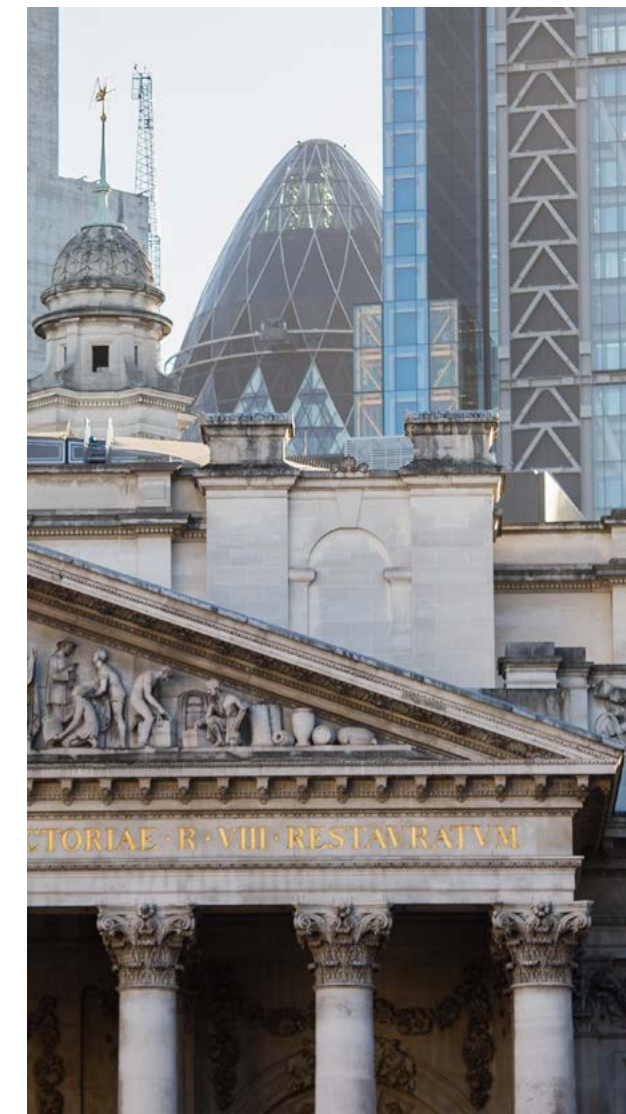
SHOREDITCH IN TEN THE CITY IN TWENTY



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**.



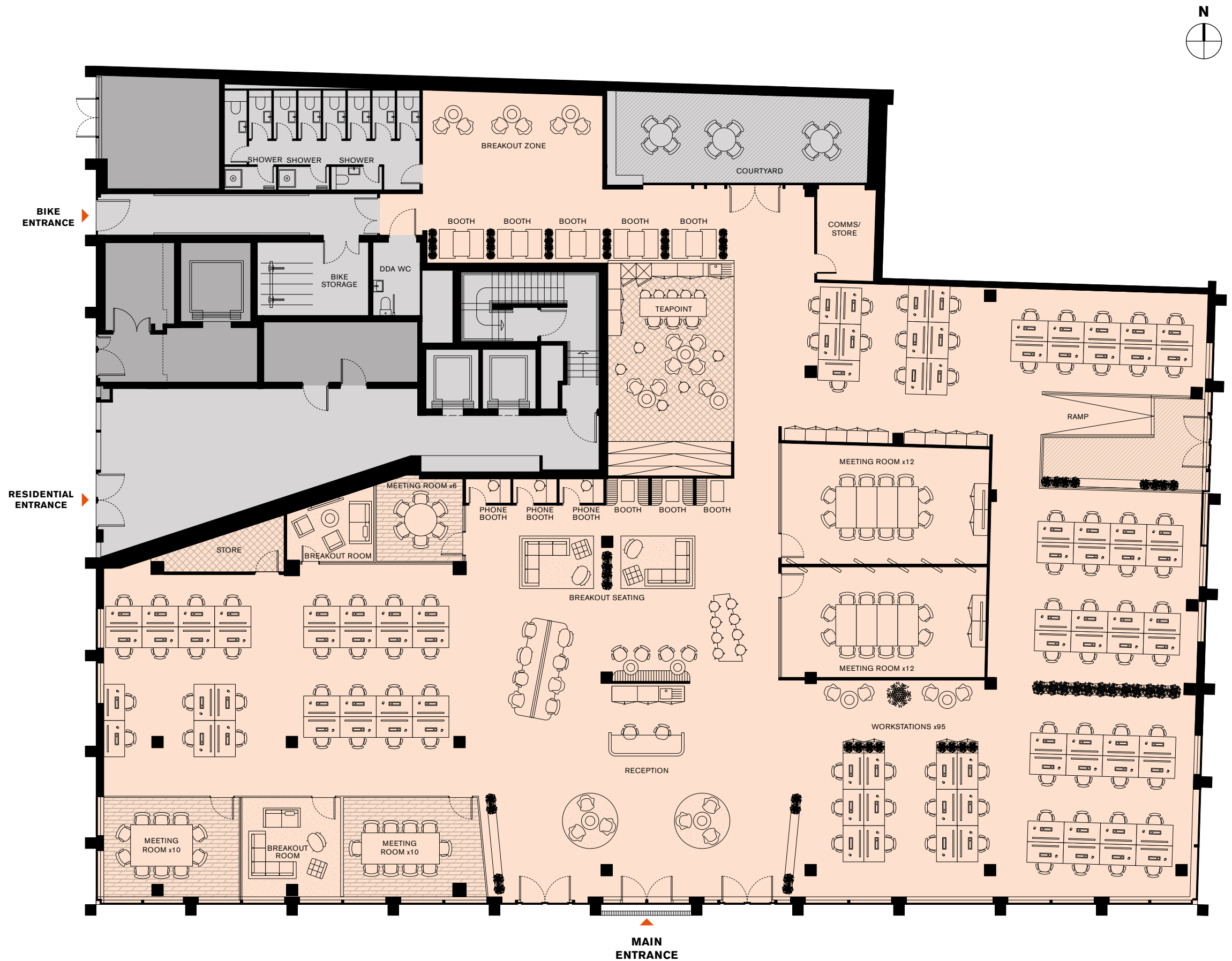
SPECIFICATION

- 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.

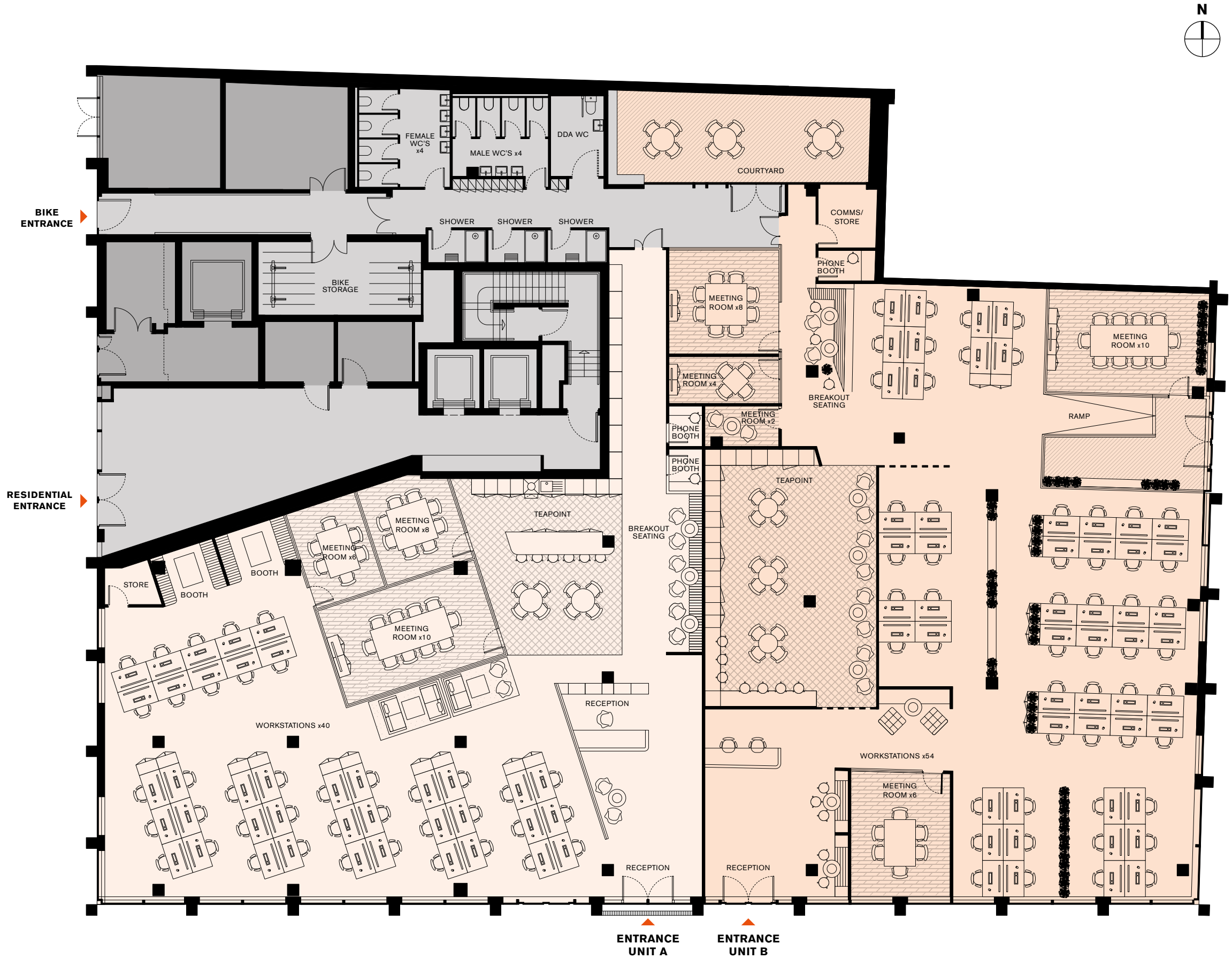
SPLIT PLAN

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

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QUADRANT
REAL ESTATE ADVISORS®

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