



Hoxton Square N1

Use Class: E
1161 sqft (approx)

Prominent self-contained corner commercial unit arranged over ground and lower ground floors within a former Victorian warehouse building.

Spanning 1,161 sqft (approx.) and currently being used as a Chiropractor and PT studio, this modern premises could suit a variety of occupiers.

Ground floor - 591 (approx)
Lower ground floor - 574 sqft (approx)

- Studio/Office
- Self-contained
- Modern fit-out

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The property was previously let in shell and core condition and undergone a full renovation by the current occupier which will remain for the incoming tenant. Significant investment has also been made in the unit with replacement glazed frontage on both the Hoxton Square and Coronet Street elevations. The premises is gas central heated, has a WC and has been fitted with a modern kitchenette plus storage space.

Located on Hoxton Square the unit sits at the junction of Coronet Street in the heart of Shoreditch and within a few minutes walk of Old Street Station. Hoxton Square is a key retail and leisure hub for the area and also supported by a wide range of office occupiers primarily in the tech, insurance and creative sectors. Nearby restaurant occupiers include Red Dog Saloon, The Breakfast Club, Blacklock and The Hoxton Hotel as well as a number of other boutique local businesses.

Please note that VAT is applicable to the passing rent and deposit.

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Available From: Monday 12th January 2026

Service Charge: To be confirmed

Ground Rent: N/A

Parking: N/A

Local Authority: Hackney Council

Rateable Value: £25,000 per annum (approx.)

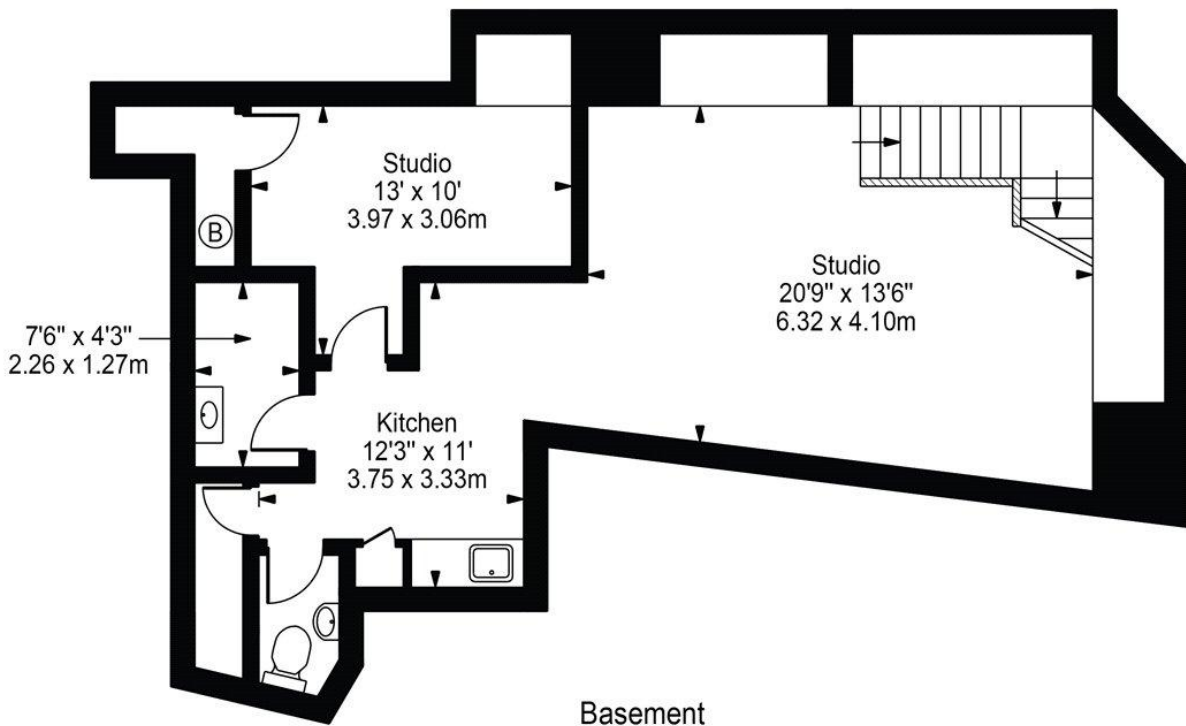
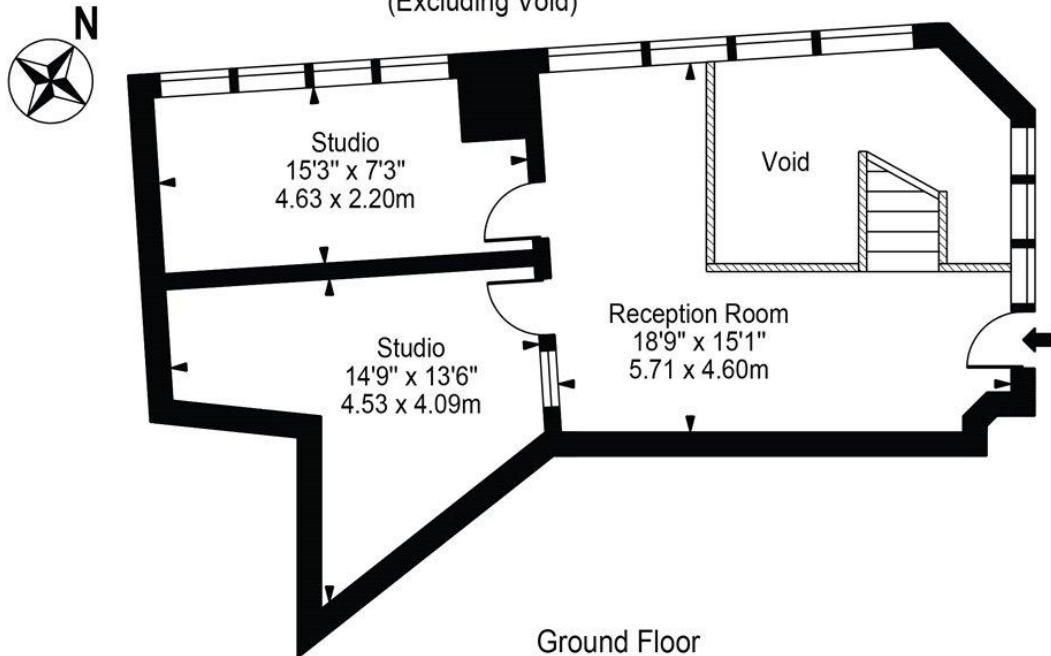
Rates Payable: £13,650 per annum (approx.)

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Approx. Gross Internal Area 1161 Sq Ft - 107.83 Sq M
(Excluding Void)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.