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*Office Space to let - available for immediate occupation*

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## Hiltongrove, 14 Southgate Road, N1 3LY

Landlord: Hiltongrove North One (Properties) Ltd

- Law Society Lease
- Purpose built business centre, close to mainline/tube/bus.
- Home to numerous creative businesses, the centre is a thriving hub with superb communal meeting areas.
- Situated on the **Islington/Hoxton** border with easy access to **Haggerston/Old St/Moorgate**.
- Offices are close to the busy parade of coffee shops and local restaurants popping up, with a *Tesco Express* supermarket and dry cleaners situated within the building.

Units available at: **£25.00 per sq ft**

(excluding business rates, service charge and utilities; electric/water)

Terms: 2 months deposit in advance; rent payable quarterly in advance

### Unit 11

796 sq ft

Rent	£19,900 Per Annum Exclusive
Business Rates (Est.)	£9.50 per sq ft (approx)
Service Charge (Est.)	£4.75 per sq ft

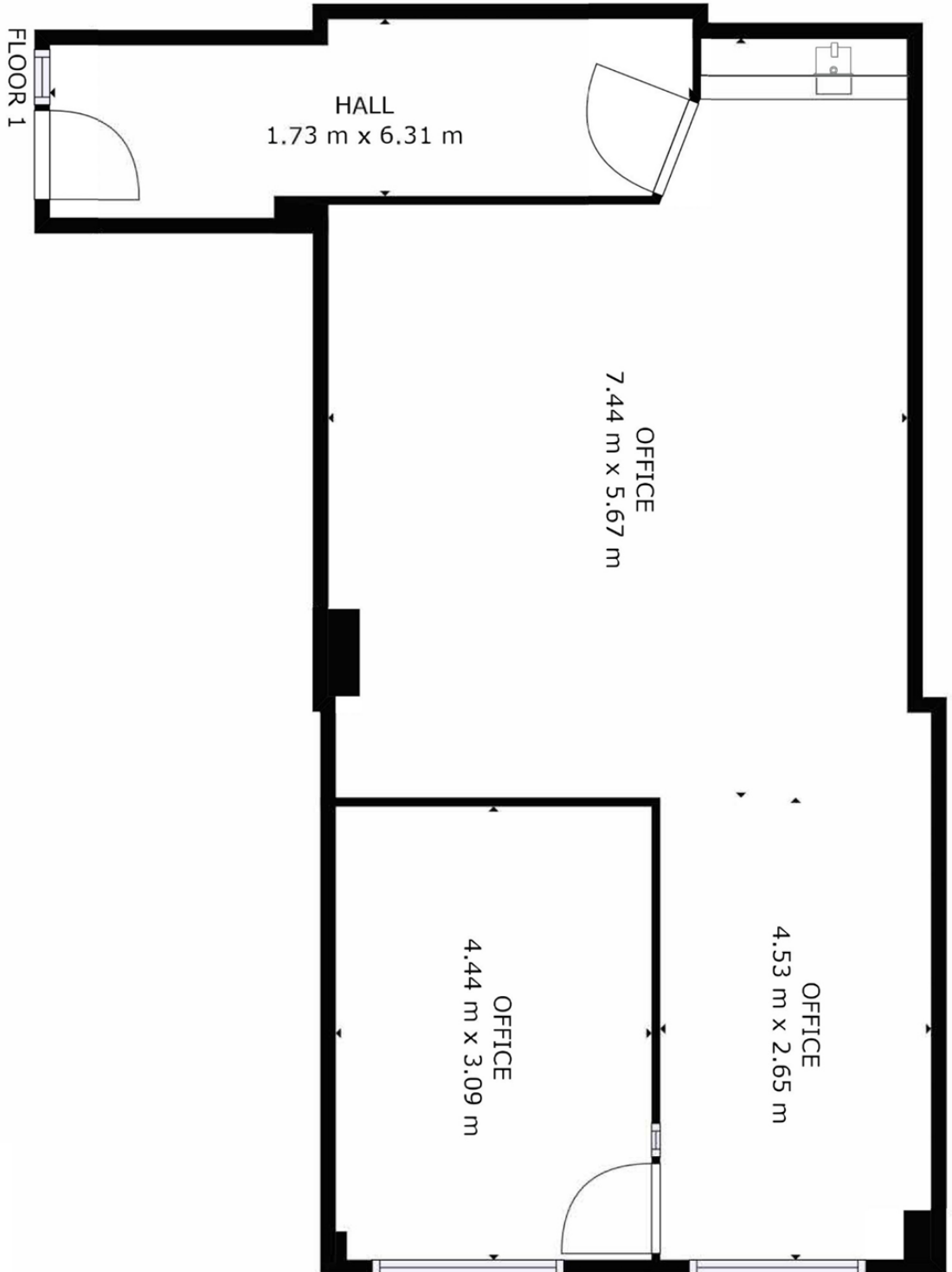
Contact: [suzanne@hiltongrove.co.uk](mailto:suzanne@hiltongrove.co.uk)

# HILTONGROVE

The Quant Building, Church Hill, London, E17 3AG  
+ 44 (0)20 8521 9292

# Unit 11

796 sq ft



GROSS INTERNAL AREA

FLOOR 1 : 64 m<sup>2</sup>

TOTAL : 64 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

