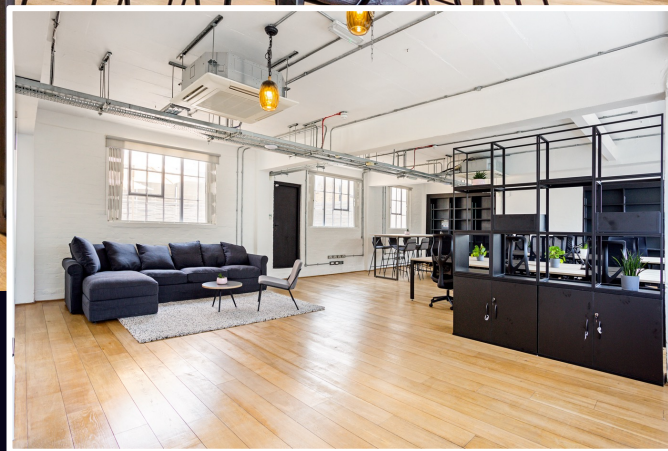




MAKING MOVES



EXIT



**2<sup>ND</sup> & 3<sup>RD</sup> FLOOR,  
2-4 RUFUS STREET,  
N1 6PE**

**1,079 – 2,947 SQ FT**

#### HIGHLIGHTS:

- Plug & Play
- Desks, Meeting Room & Phone Booths
- Kitchen & Breakout Space
- Large Private Terrace
- High Ceilings
- Great Levels of Natural Light
- Exposed Services
- Shower Facilities
- Available on Managed Basis
- Located on Hoxton Square

**WE ARE OFFICES**

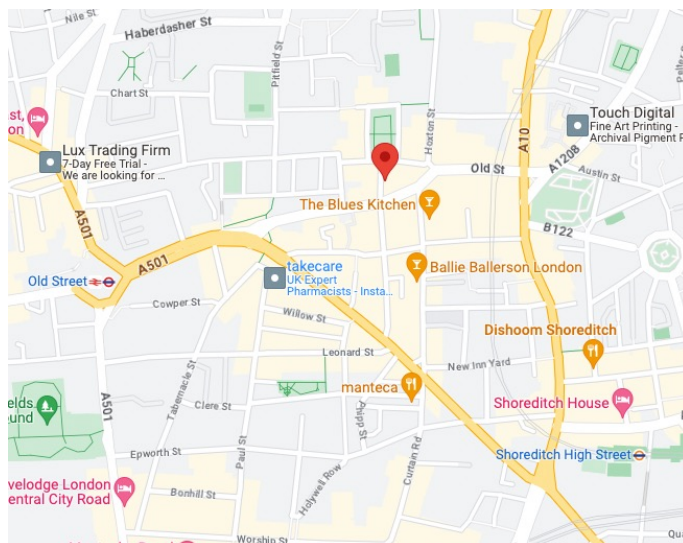
Contact us **TEL** 020 3595 3121 **E-MAIL** [info@makingmoves.london](mailto:info@makingmoves.london) **WEB** [www.makingmoves.london](http://www.makingmoves.london)

## LOCATION:



The office is perfectly located on Hoxton Square, a hub for creative design agencies with a range of bars, restaurants and cafes on your doorstep.

The office is located between Old Street, Shoreditch High Street and Hoxton Station.



## DESCRIPTION:



This office offers a high specification, fully furnished space which comes with workstations, meeting room, phone booths, tea point and breakout space. Occupiers also have access to a large private terrace, perfect for lunchtime.

The office has a private shower and WC's and benefits from high ceilings and great levels of natural light from dual aspect windows.

## TERMS:



Available on a flexible sub-lease basis until April 2028. We can do 12 months+.

A new, longer lease is also available direct with the landlord.

The space is available on a managed basis for £95.00 psf all inclusive.

## EPC:



An EPC is available on request

## FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
2 <sup>nd</sup>	1,868	£47.80	£9.05	£18.03	£139,876	£11,656
3 <sup>rd</sup>	1,079	£46.00	£7.25	£16.79	£75,573	£6,298

## VIEWINGS:

Strictly through appointment by sole agent:

George Marment  
Email: [gpm@makingmoves.london](mailto:gpm@makingmoves.london)  
Tel: 07551 158799

Rachel Stead  
Email: [rs@makingmoves.london](mailto:rs@makingmoves.london)  
Tel: 07471 998 225



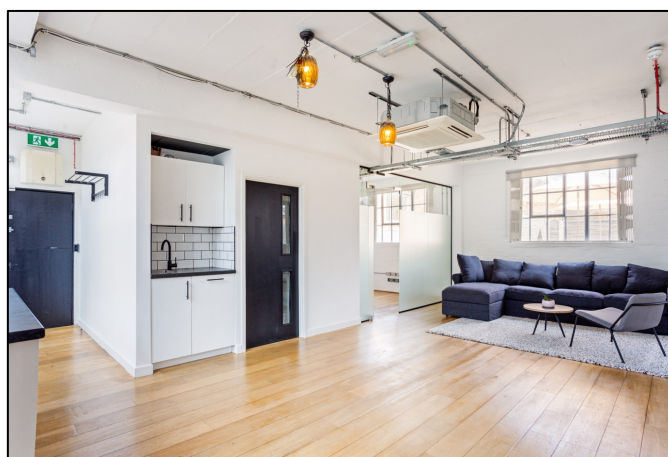


MAKING MOVES

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STREET, N1 6PE**



EXIT





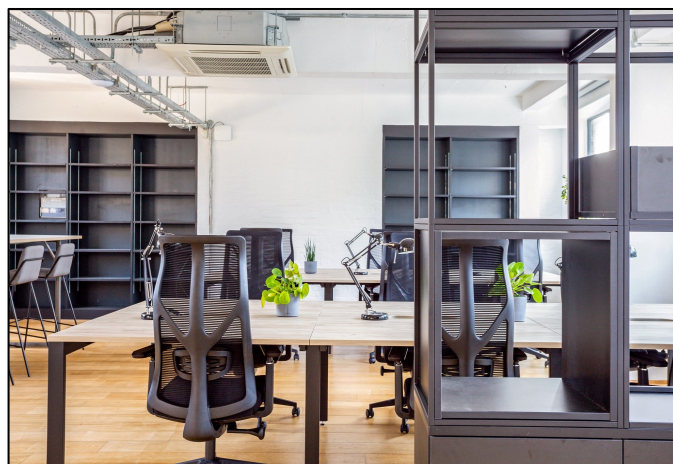
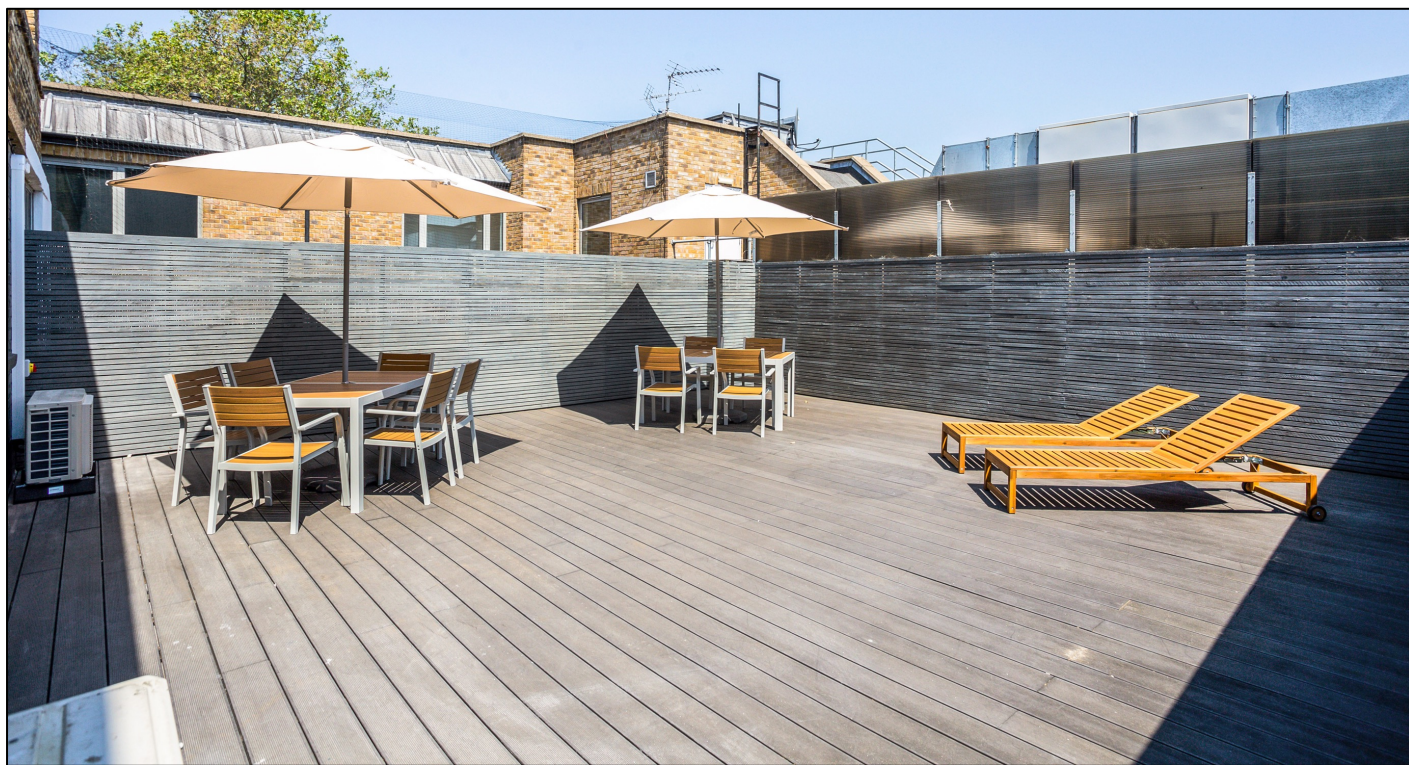


MAKING MOVES

**2<sup>nd</sup> & 3<sup>RD</sup> FLOOR, 2-4 RUFUS STREET,  
N1 6PE**



**EXIT**





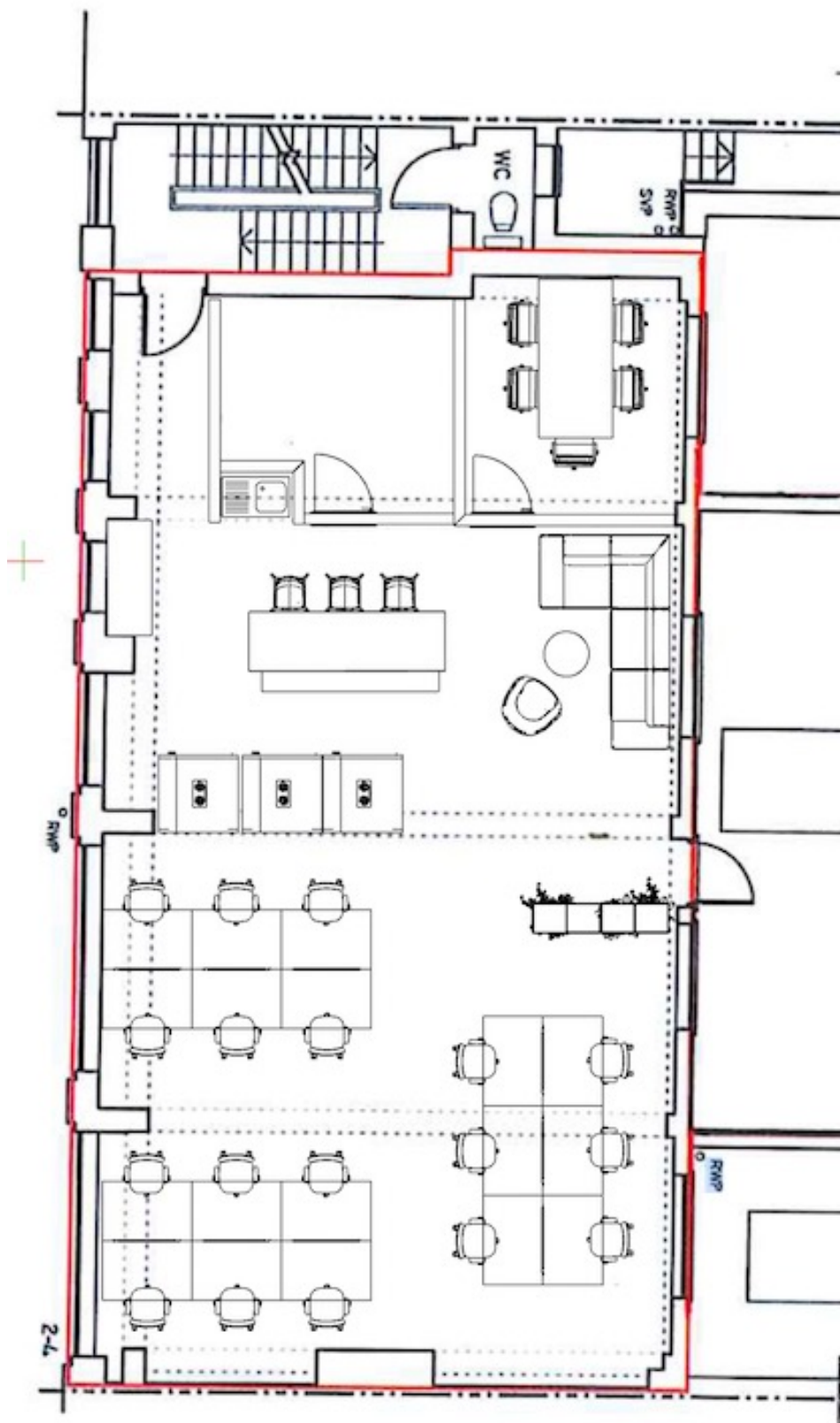


MAKING MOVES

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MAKING MOVES

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19 Willow Street  
London  
EC2A 4BH

Henry Wood House  
2 Riding House Street  
W1W 7FA

**E-MAIL** [info@makingmoves.london](mailto:info@makingmoves.london)

**WEB** makingmoves.london

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