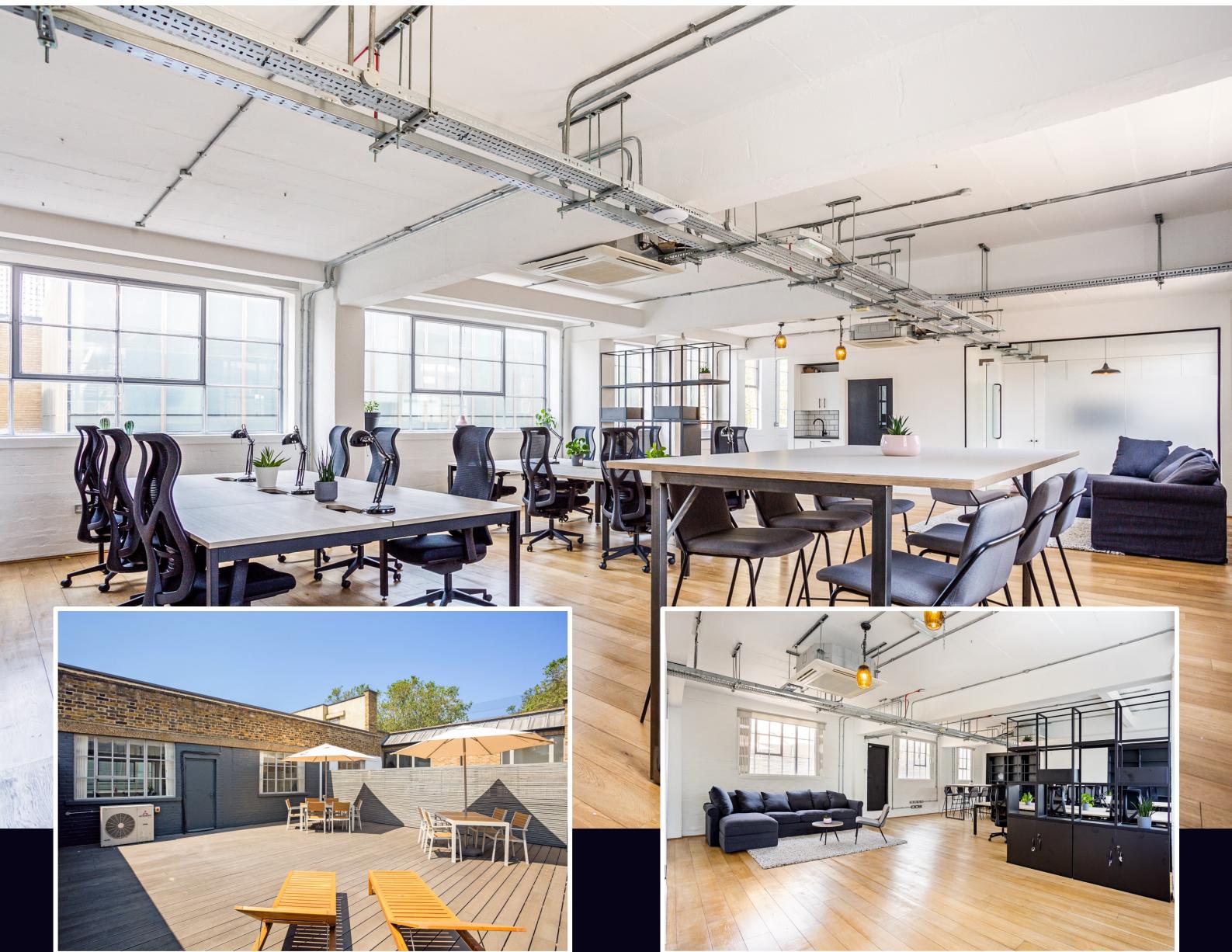




MAKING MOVES



EXIT



**2nd & 3rd 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 **WEB** www.makingmoves.london



**2ND & 3RD FLOOR, 2-4 RUFUS STREET,
N1 6PE**



EXIT

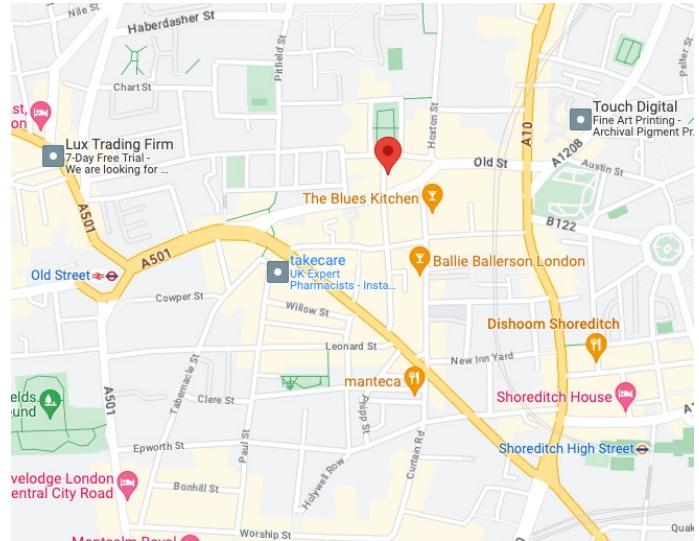
MAKING MOVES

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.

EPC:



An EPC is available on request

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.

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
2 nd	1,868	£47.80	£9.05	£18.03	£139,876	£11,656
3 rd	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

Tel: 07551 158799

Rachel Stead

Email: rs@makingmoves.london

Tel: 07471 998 225

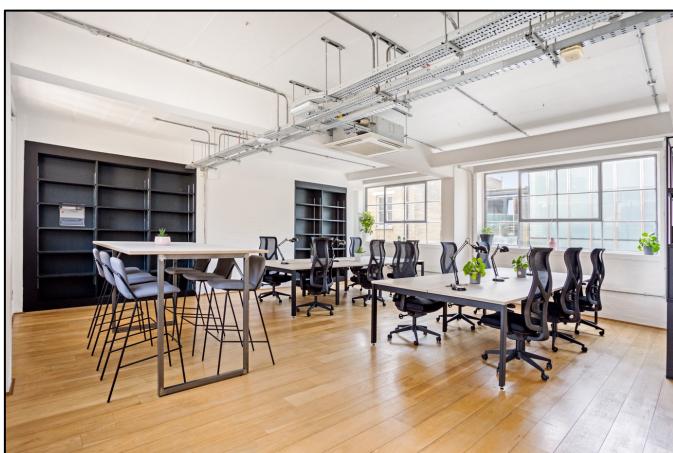


**2nd FLOOR, 3rd FLOOR, 2-4 RUFUS
STREET, N1 6PE**



EXIT

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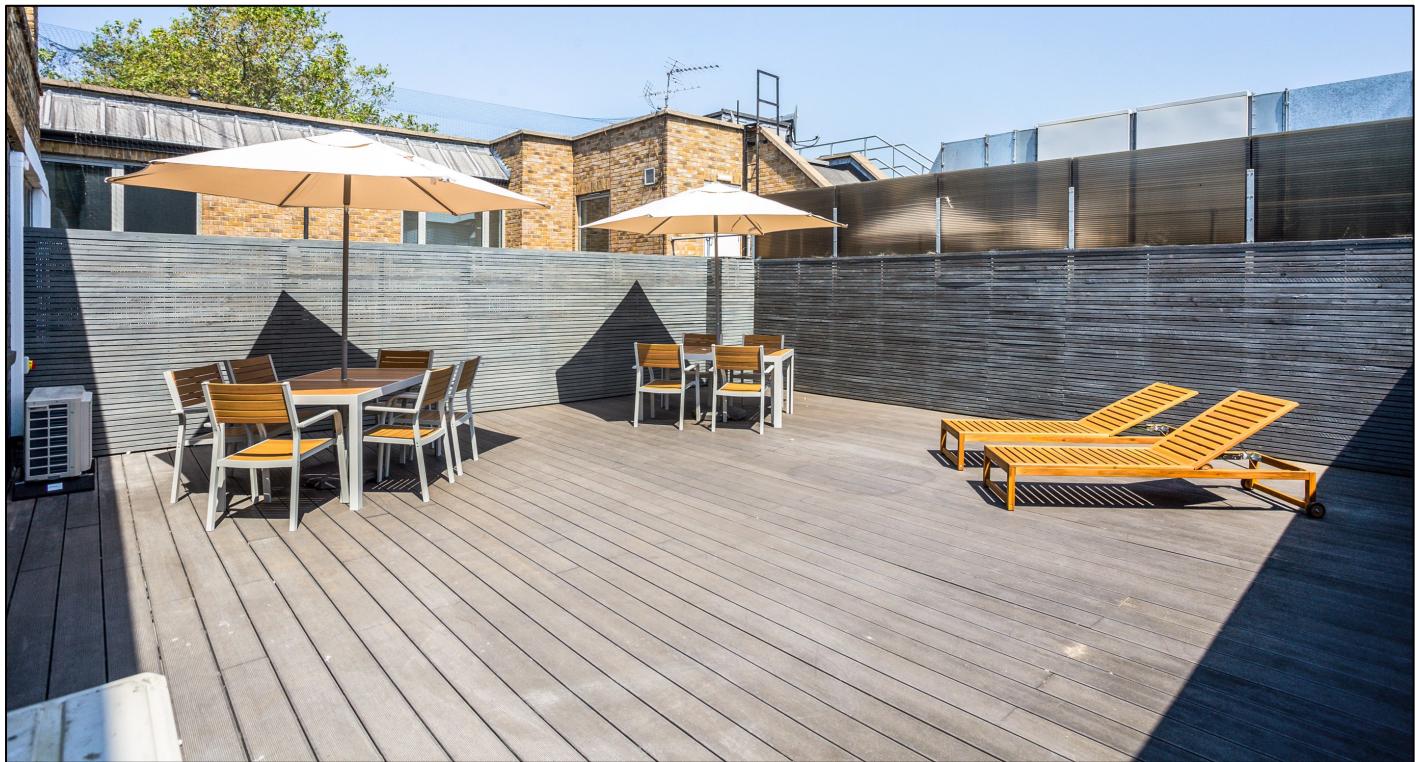


**2nd & 3rd FLOOR, 2-4 RUFUS STREET,
N1 6PE**



EXIT

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**3RD FLOOR, 2-4 RUFUS STREET,
N1 6PE**



EXIT

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**3RD FLOOR, 2-4 RUFUS STREET,
N1 6PE**



EXIT

MAKING MOVES



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MAKING MOVES

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