

Serviced Office Space UK

No.1 Poole St Hoxton

London N1 5EB



Gainsborough Studios comprises a double award-winning mixed-use development set on Regents Canal Hoxton and Shoreditch Park. There are a limited number of small self-contained fully Managed Office units available on 12-48m terms. All other units are fully let and these are the only remaining commercial office units. Suites come with individual toilets, Kitchens, meeting rooms and fully furnished. 24hr CCTV and security managed, Coffee Shop on site, and Gym offering state of the art equipment and martial arts classes.

The development is situated on the site of a former power station which, after being decommissioned, became Alfred Hitchcock's studio and the birthplace of his career as a film director. The Managed units benefits from dedicated car and cycle parking (if required). Unit will be fully furnished, freshly painted and ready for occupation. The facilities on site include an artisan cafe selling fantastic sandwiches and coffee's. There is also a gym with discounted rates for tenants. Unit Studio North B: 2,508sqft MANAGED SUITE, 24-34 DESKS, MEETING ROOM 6-8 CHAIRS OR OFFICE 3 DESKS, 1 STORAGE ROOM, DEDICATED TOILETS, SMALL KITCHEN AND DECENT BREAKOUT AREA

transport links

Underground	Victoria Station
Train Station	Liverpool Street Station
Road Link	Old Street
Airport	London City Airport

Sublet Office Spaces

- **Price** : Â£553 pcm
- **Min Price** : Â£553 pcm
- **Min Size** : 20 wkstns
- **Max Size** : 32 wkstns
- **Total Size** : 32 wkstns
- **Min Term** : 12 mnths
- **Max Term** : 48 mnths