

THE RUTHERFORD

43-44 HOXTON SQUARE, LONDON, N1 6PB



GRYPHON
PROPERTY PARTNERS

DESCRIPTION

The Rutherford is a beautiful building located on Hoxton Square, containing five floors of outstanding serviced office space suitable for businesses of all sizes. Part of the much-celebrated Hoxton Campus, a cluster of workspaces that's built a name as a leading technology hub, it's the perfect spot for businesses looking for a new office with bags of character in Shoreditch. Throughout the building, spread from the basement to the third floor, are a range of self-contained serviced office spaces from 300-7,000sqft in size. All coming fully-fitted with modern ergonomic furniture, completely unbranded, and on flexible plug-and-play leases, they're the ideal workspace choice for small to medium businesses seeking an office that offers something more. The shared workplace also contains all the communal amenities you could ever need, from private meeting rooms to bicycle storage, shower facilities to a manned reception. Situated on Hoxton Square, you've got one of London's oldest square gardens on your doorstep, improving your employees wellbeing, providing you with a lovely place to unwind in after a day's work and plenty of bars and restaurants to enjoy at your leisure.

LOCATION

The Rutherford is perched on the southeast corner of Hoxton Square, Hoxton's only public garden square which was laid all the way back in 1683, making it one of the oldest in London. It's just minutes on foot from Old Street Station and Shoreditch High Street, offering rail connections to the rest of London and beyond. The building also contains secure bicycle storage, giving cycling commuters the chance to pedal to work every day.

SPECIFICATION/AMENITIES

- Wifi
- Rent, business rates, utilities, service charge and building insurance
- Cyclist-friendly
- Reception services
- 24-hour access
- Barista-style coffee
- Hand sanitising stations and daily cleaning
- Fully furnished

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

Subject to Contract

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