

## THE DEVELOPMENT

**Unit North B – 2,508sqft**

**Gainsborough Studios, Hoxton,  
N1 5EB**

A stunning canal side mixed use development just off Shoreditch Park in Hoxton.

Now offering a rarely available managed office space in a soon to be renovated ground floor unit, with stunning views of the Regents Canal.

All units are fully managed by [IDM Estates](#) and to be furnished with modern desking, breakout furniture and seating.

Licence agreements available from 24-36+ months.

Join the many thriving businesses making this part of North London their home



**Fully Fitted Managed  
Offices on Flexible  
Licences by IDM Estates**



# GAINSBOROUGH STUDIOS

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## The Area

Opposite the stunning Shoreditch Park and sat on Regents Canal.

- 13mins walk to Old Street
- 14min walk to Angel
- 10min walk to Hoxton
- Well served by local buses and cycle hire schemes.

**This historic site was the former home of Alfred Hitchcock, who operated the renowned Gainsborough film studios.**

## KEY DETAILS

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2,508sqft to be newly furnished offering desking for approx. 34 fixed desks, 6-8 seat board room with canal view, private terrace, fitted kitchen and breakout areas.

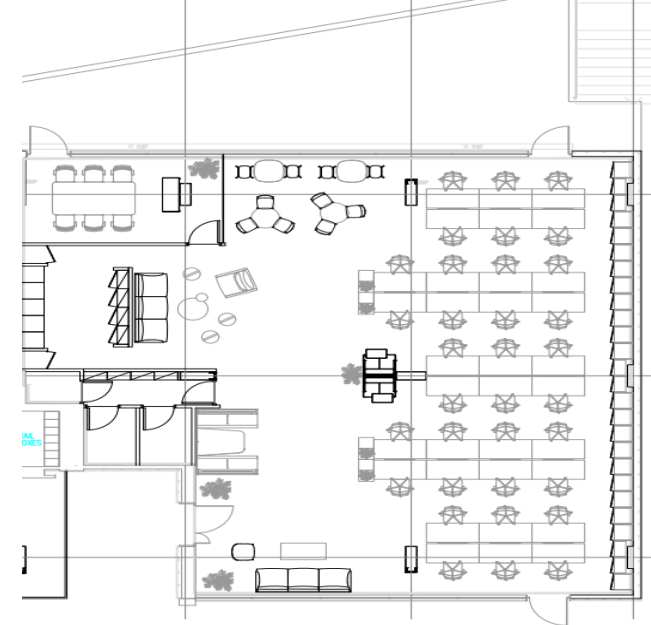
## ONSITE AMMENTIES

- **Spacious Café**
- **Fantastic Gym**
- **Outside benching**
- **Local Co-op**
- **Bike racks & parking**





## CURRENT FLOOR PLAN



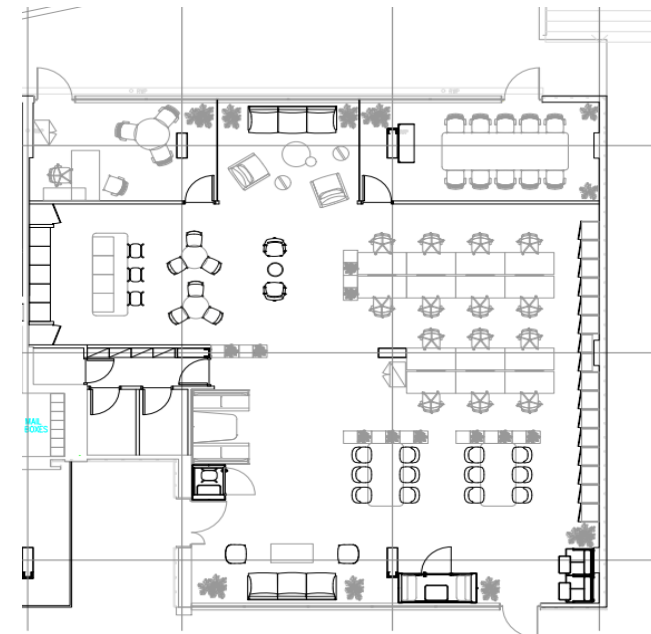
## GROUND FLOOR

This ground floor office offers a fully fitted suite ideal for a business that is looking for a bright and airy space to work, with relaxing canal side views.

**Offer £19,450pcm – 2,508sqft**

- Fixed desking c.32-36d
- Meeting room 6-8 seats
- Storage
- Spacious Kitchen Point
- Access to private outside terrace
- Demised WCs
- Security Phone Entry
- Dedicated IT – additional cost
- Utilities and basic Cleaning charged included
- Alternative configurations available on request and subject to CAPEX fee adjustments

## ALTERNATIVE CONFIG



## ESSENTIALS

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- Prominent location
- Stunning canal views
- On-site Management
- Fully Fitted and Furnished
- Demised WC's
- Your Branding & Colours

**Your space, your way.**

**Branded and customised  
so you will love your  
workspace.**

## DESIGN DETAILS

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Comes fully furnished to meet the client demands.

- Fixed Desk using 1400's.
- Board/Meeting room
- Space for additional Exec
- Collab abd Breakout area
- Server area and storage
- Secure Phone Entry
- 24hr Concierge
- Utilities and basic Cleaning Included
- Demised WC's
- Secure Parking space on request



**Hoxton / Hackney N1**