

# HOXTONstudios



Prime Hoxton Freehold

12-18 Hoxton Street, N1



# EXECUTIVE SUMMARY

**Highly Prominent corner  
Freehold building**

**Prime Hoxton location within  
walking distance of Old Street  
Station**

**Hoxton is one of London's most  
fashionable office sub markets**

**Currently comprising 26,931 sq ft  
(GIA) (2,502 sq m) of office  
accommodation over basement,  
ground, first to third floors**

**Opportunity to create an earlier  
block date**

**Feasibility study carried out by  
White-Red Architects outlining  
potential to carry out a complete  
redevelopment of the existing  
building and increase the floor  
area to 51,470 sq ft (GIA) (4,780  
sq m) through additional massing**

**Suitable for a range of  
alternative uses to include hotel,  
aparthotel or co-living, subject  
to the necessary consents**

**Offers in excess of £10,000,000,  
subject to contract for  
the freehold interest. A purchase  
at this level reflects a highly  
attractive capital value of  
£371 per sq ft on the existing  
Gross Internal Area.**





# EXISTING PROPERTY



**Hoxton Studios comprises a Victorian warehouse building dating from the 1890s, providing a Gross Internal Area (GIA) of 26,931 sq ft (2,502 sq m) of office accommodation arranged over basement, ground, and three upper floors.**

**The building offers typical upper floorplates of approximately 5,900 sq ft (GIA), each currently configured as a series of studio units.**

**All floors are centred around a central atrium, providing excellent levels of natural light throughout the existing office accommodation.**



# TENANCY AND ACCOMMODATION SCHEDULE

Hoxton Studios currently generates a total passing rent of £434,070 per annum. 6 units are currently vacant. There is an opportunity to create an earlier block date.

## ACCOMMODATION

Floor Level	GIA (sq m)	GIA (sq ft)
Fourth	-	-
Third	490	5,274
Second	545	5,866
First	545	5,866
Ground	682	7,341
Basement	240	2,583
Total	2,502	26,931

## TENANCY SCHEDULE

Tenant's Name	Floor	Unit	Area (sq ft)	Payment Period	Rent (per annum)	Lease Start Date	Rent Review	Break Clause	Lease End Date
D'Stassi		Basement	1,875	Monthly	£25,000	16/5/24	16/11/25	16/11/25	15/05/27
The Flower Factory	Ground	Front	633	Monthly	£25,320	26/10/23	26/04/25		25/10/26
Sushi Bowl	Ground	Rear	483	Monthly	£18,596	14/06/19			13/06/29
Sushi Bowl	Ground	Rear Parking		Monthly	£840	22/11/24		Rolling break on 2 weeks notice	21/05/25
D'Stassi - unit 2	Ground	2.00	782	Monthly	£23,460	16/5/24	16/11/25	16/11/25	15/05/27
Vacant	1st	1.00	3,202						
Sara Fenn Design	1st	1.01 & 1.02A	606	Monthly	£18,180	08/03/24	08/09/25	08/09/25	07/03/27
Vacant	1st	1.02B	294	Monthly					
Freehaus Design	1st	1.03A & 1.04A	675	Monthly	£19,800	02/04/25	02/10/26	02/10/26	01/04/28
Dadbod Ltd	1st	1.03	426	Monthly	£12,780	26/02/24	26/08/25	26/02/26	25/02/27
Vacant	1st	1.04	690						
Prima Properties (Management Office)	1st	1.05	667						
Only Helix	1st	1.06	869	Monthly	£26,070	27/11/23	26/05/25		26/11/26
Mike Tuck Studio	2nd	2.01 & 2.02	402	Monthly	£13,850	10/07/24	10/01/26	10/01/26	09/07/27
Vacant	2nd	2.03	979						
E10 Studio	2nd	2.04	260	Monthly	£9,000	05/07/24	05/01/26	05/01/26	04/07/27
Flip Creative	2nd	2.05	406	Monthly	£14,000	17/07/24	17/01/26	17/01/26	16/07/27
AMF Collective	2nd	2.06	664	Monthly	£18,924	20/06/24	20/12/26	20/12/26	19/06/27
Vacant	2nd	2.07	1172						
Join Ploy	2nd	2.08	520	Monthly	£16,100	26/01/24	26/07/25	26/01/26	25/01/27
Vacant	2nd	2.09	185						
SK Acquisition		3rd	4,575	Monthly	£192,150	16/08/24	16/08/26	16/08/26	15/08/27
TOTAL			20,365		£434,070				









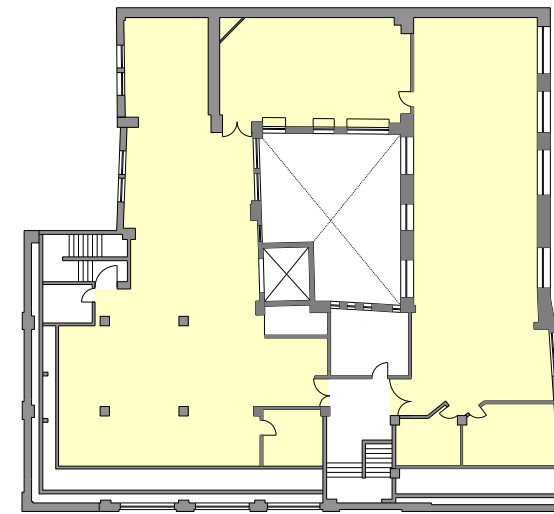




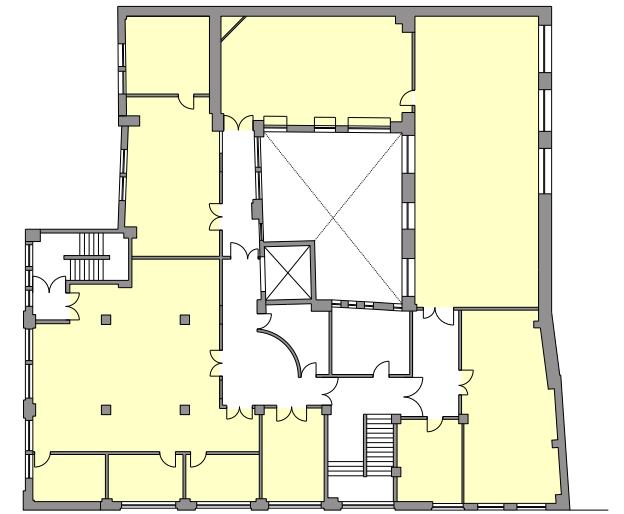


# FLOORPLANS

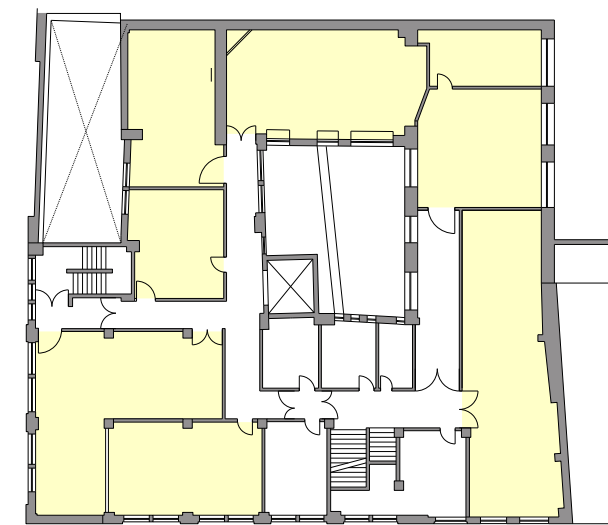
THIRD



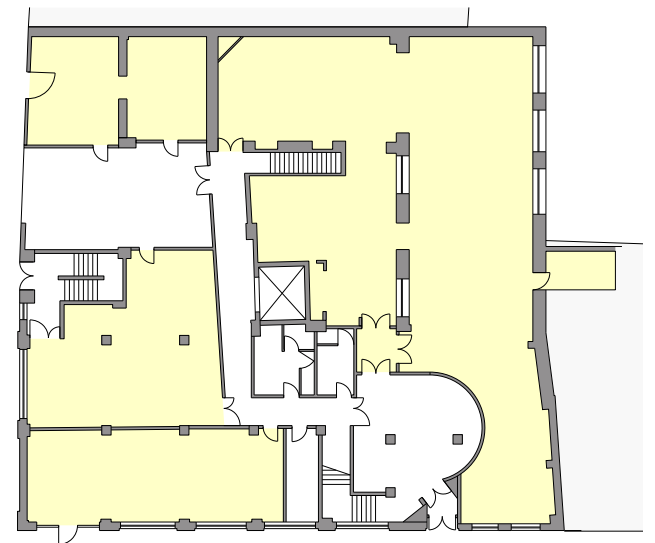
SECOND



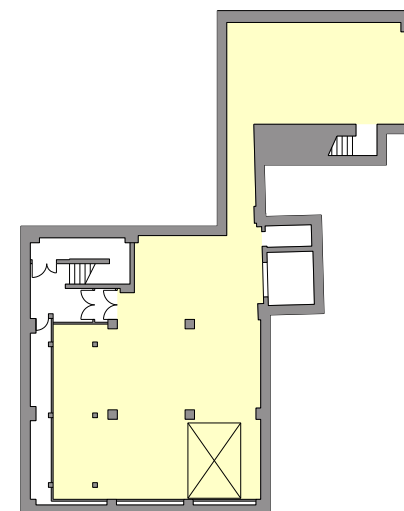
FIRST



GROUND



BASEMENT







Hoxton



Hoxton Square



Shoreditch High Street



Old Street



Liverpool Street

**HOXTONstudios**



# LOCATION

**Shoreditch / Hoxton** has fast become one of London’s most diverse and fashionable commercial districts. Known for its iconic mixture of original Victorian warehouses, modern developments and unique leisure and amenity offerings, Shoreditch has attracted a wide range of occupiers which provide a unique blend of exciting start-ups and global blue-chip companies. These include Monzo, Adobe, Farfetch, and Jaguar Land Rover.

monzo	Adobe	FARFETCH	JLR
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- 1. Nobu Hotel
- 2. Singer Tavern
- 3. Boxpark



1. Shoreditch Grind
2. Bread & Butter
3. Old Street Station



## 2ND

OLD STREET HAS THE SECOND HIGHEST CONCENTRATION OF TECH BUSINESSES IN THE WORLD.

## \$1 TRILLION

THE VALUE OF THE UK TECH ECOSYSTEM PLACING IT 3RD IN THE WORLD BEHIND THE US AND CHINA.

## £30.2 BILLION

INVESTMENT ACTIVITY IN THE UK IS DOUBLE THAT OF THE NEXT BIGGEST EUROPEAN MARKET.

## 5 MILLION

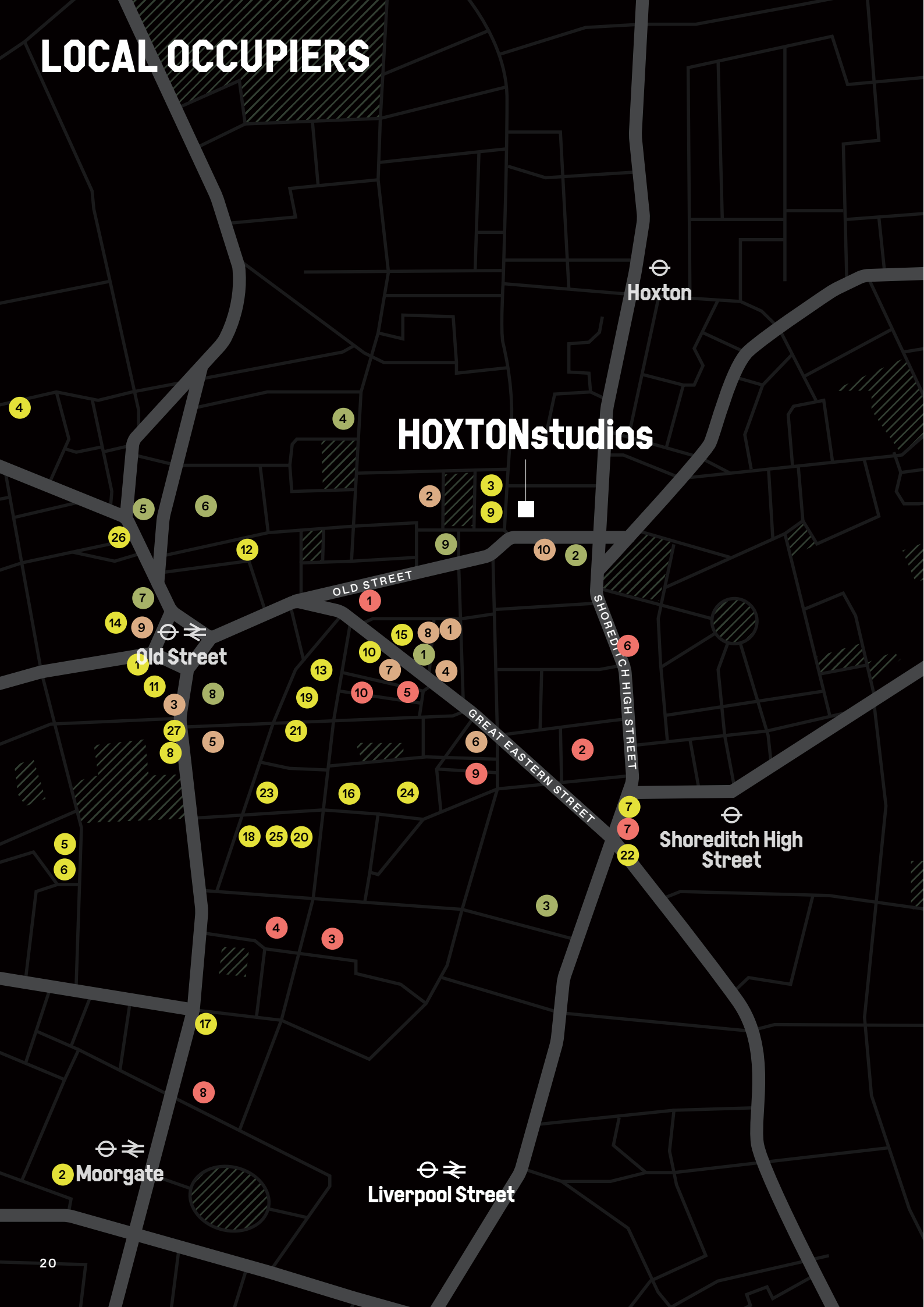
TO DATE THERE ARE JUST UNDER 5 MILLION PEOPLE WORKING IN UK TECH STARTUPS AND SCALEUPS, AN INCREASE FROM 3 MILLION IN 2019.

## UNICORN EXPLOSION

THE UK HAS PRODUCED 135 UNICORNS IN THE LAST 10 YEARS, 60 OF WHICH WERE CREATED IN THE PAST THREE YEARS.



LOCAL OCCUPIERS



● Office Occupiers

1. Adobe
2. Amazon
3. Aviva
4. Automatik
5. Blockspace
6. Bonnier Books
7. Buckley Gray Yeoman
8. Buro Appold
9. Canva
10. Capco
11. Capital One
12. Ebiquity
13. Epsilon Telecommunications
14. Farfetch
15. Frontier
16. Infosys
17. Inmarsat
18. Kingsley Napley
19. Lendable
20. Mediamonks
21. Morningstar
22. Mother London
23. Mullen & Lowe
24. VICE UK Ltd
25. Vonage
26. Wise
27. Wiz Cloud

● Hotels & Members Clubs

1. Art'otel
2. Citizen M
3. Eight Moorgate
4. Montcalm
5. Nobu Hotel Shoreditch
6. One Hundred Shoreditch
7. Shoreditch House
8. South Place Hotel
9. The Curtain
10. The Hoxton

● Restaurants

1. Blacklock
2. Cocotte
3. Daffodil Mulligan
4. Gloria
5. Lantana
6. Manteca
7. Pachamama East
8. Popolo
9. Serata Hall
10. The Clove Club

● Cafés

1. Attendant Coffee
2. Bike Shed Moto Co.
3. Black Sheep Coffee
4. Friends of Ours
5. Kiss the Hippo
6. NEPA
7. Noxy Brothers
8. Ozone Coffee
9. The Breakfast Club



1. The Hoxton  
2. Trattoria



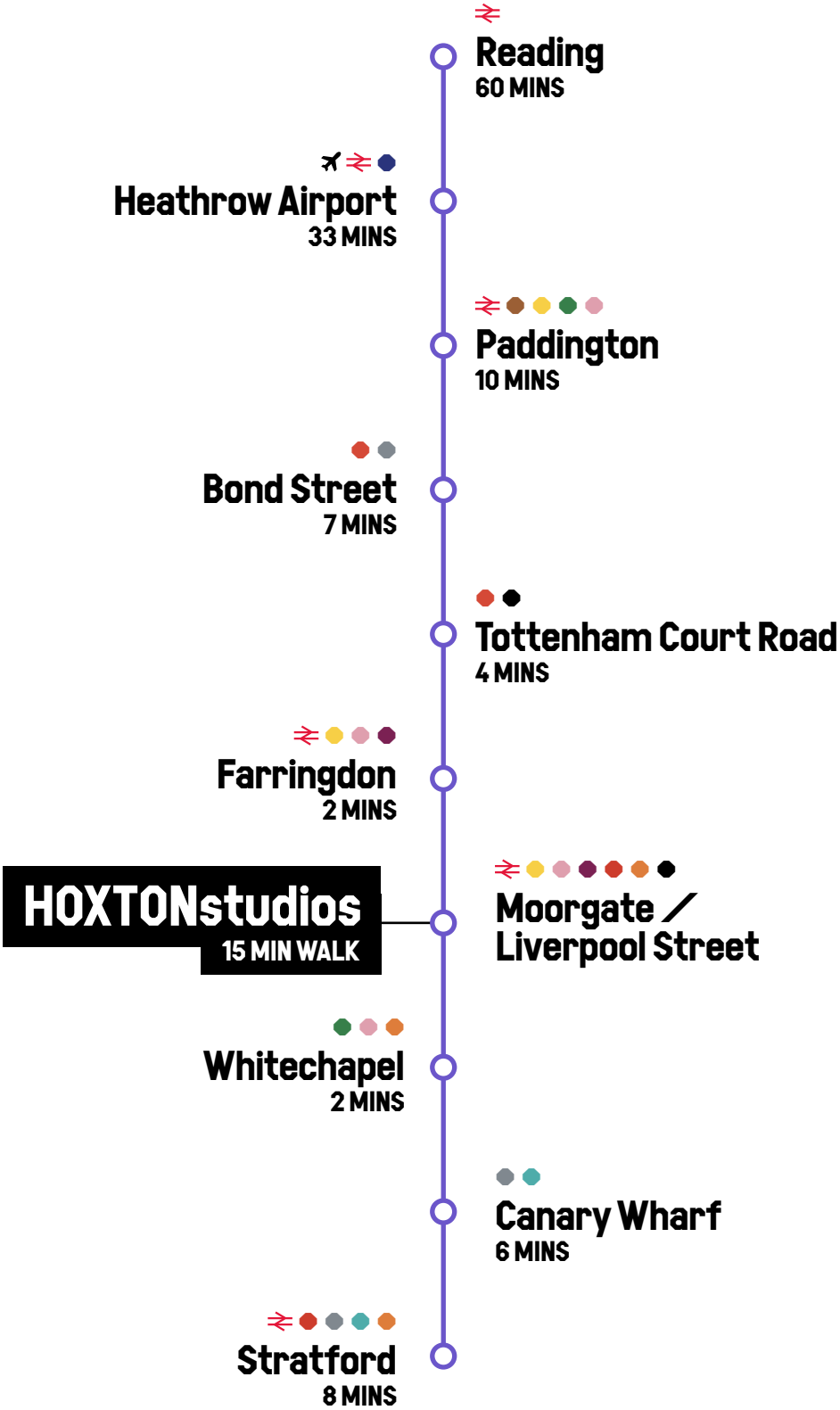


# CONNECTIVITY



Hoxton Studios benefits from excellent transport connectivity being a 5-minute walk from both Old Street Station (Northern line and National Rail). The building is also less than a 15-minute walk from Shoreditch High Street Station (London Overground), and Liverpool Street Station, which provide access to the new Elizabeth Line.

# ELIZABETH LINE





# THE OPPORTUNITY

**Hoxton Studios presents a compelling opportunity for substantial value enhancement through refurbishment, redevelopment, or conversion to alternative uses, subject to the necessary consents.**

**White-Red Architects have developed three design-led schemes, ranging from a light-touch refurbishment to a full redevelopment, with the potential to increase the Gross Internal Area to as much as 51,470 sq ft.**

These proposals highlight the flexibility of the site and its strong potential for repositioning, making it highly attractive to both investors and developers.

Further information on the White-Red schemes is available in the data room.







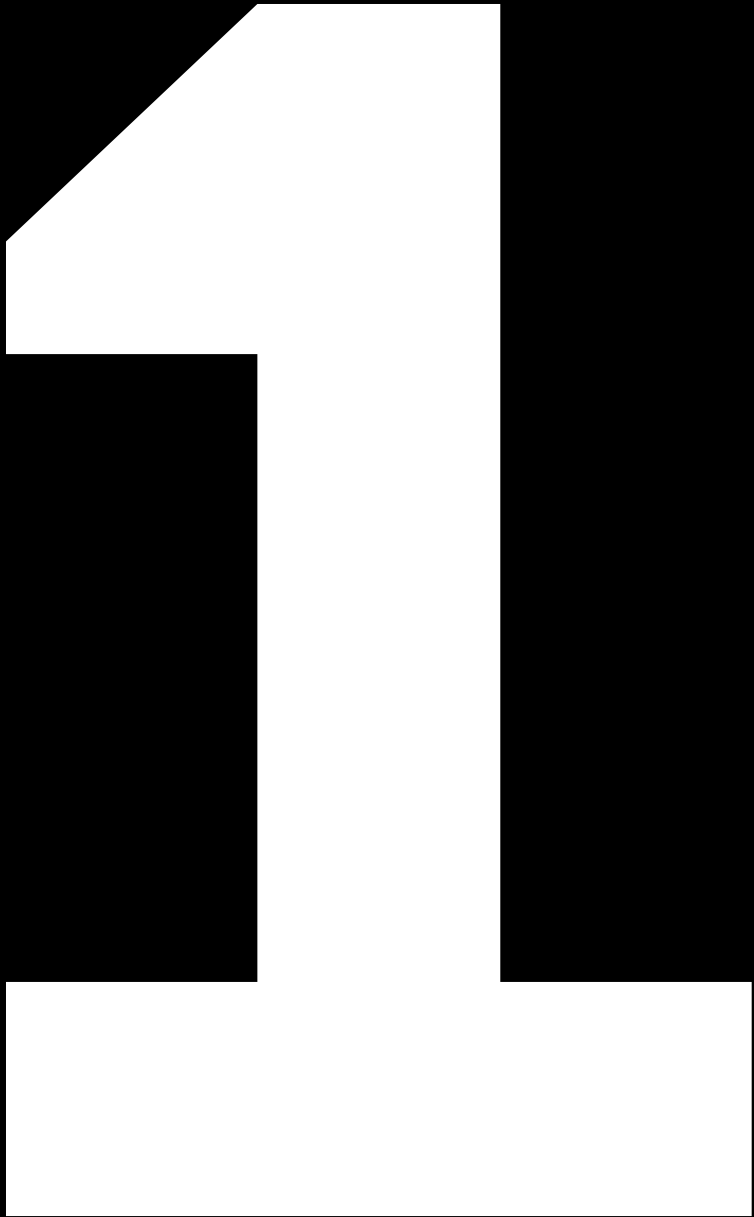










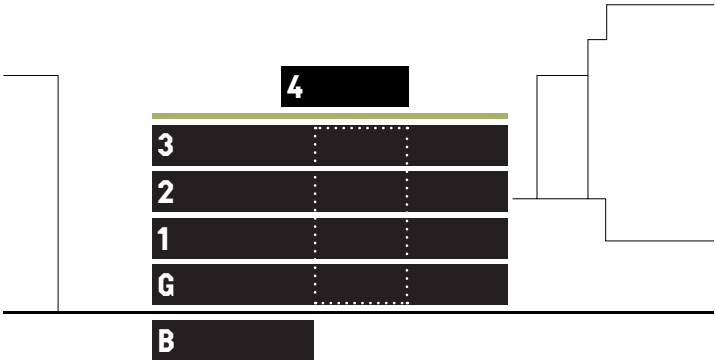


# OPTION 1

## Light Touch Refurbishment

One of the options is an office-led scheme featuring refurbishment of the existing building with a partial extension. This approach involves the infill of underutilised existing space and a reimagining of the rooftop, introducing a new pavilion with south-facing views towards the City of London.

The light-touch refurbishment scheme includes a newly designed, fully accessible entrance, façade enhancements, upgraded finishes throughout the office accommodation, and a reconfigured back-of-house strategy. This option would increase the Gross Internal Area to approximately 28,977 sq ft (2,692 sq m).



● OFFICE



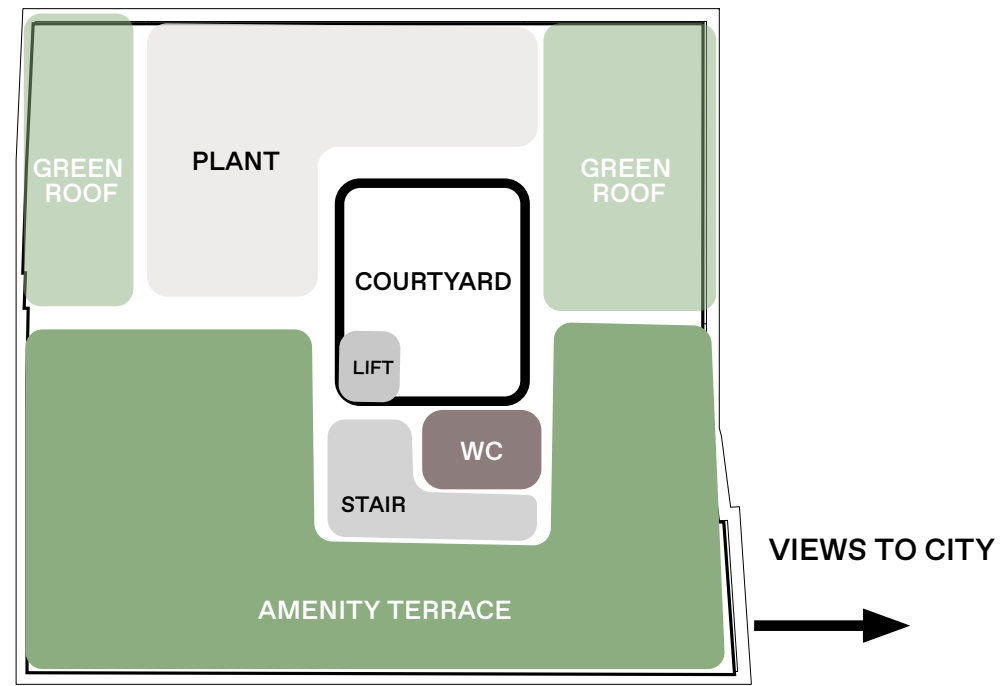
	GIA					
	Exisiting		Additional		Total	
Floor Level	sq m	sq ft	sq m	sq ft	sq m	sq ft
Fourth / Roof	-	-	40	431	40	431
Third	490	5,274	50	538	540	5,813
Second	545	5,866	50	538	595	6,405
First	545	5,866	50	538	595	6,405
Ground	682	7,341	-	-	682	7,341
Basement	240	2,583	-	-	240	2,583
Total	2,502	26,931	190	2,045	2,692	28,977



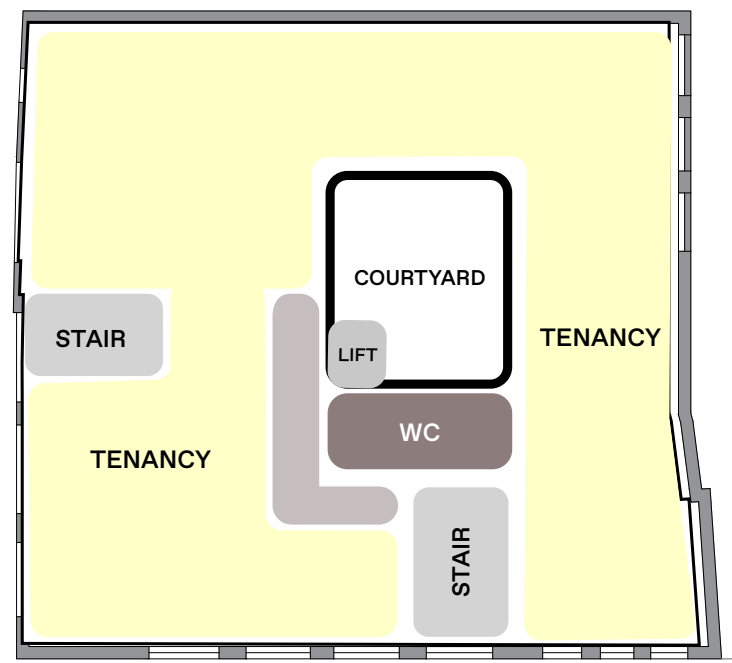
# OPTION 1

## Light Touch Refurbishment

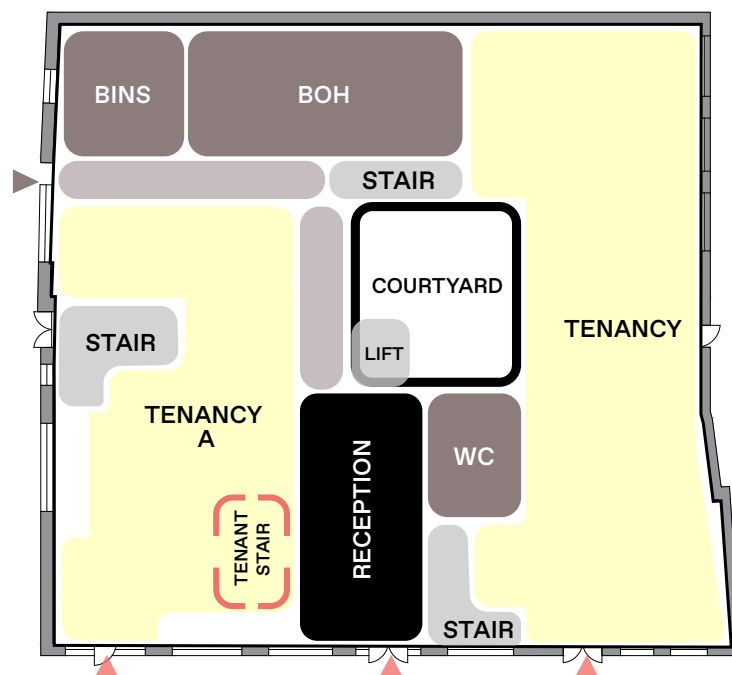
Roof



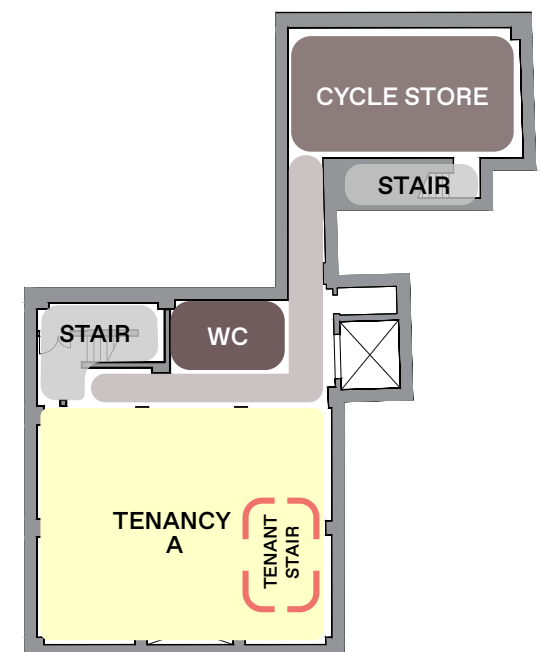
Typical Floor



Ground Floor



Basement





# 2

## OPTION 2 Full Refurbishment and Extension

The architects have also explored the potential for a comprehensive refurbishment and extension of Hoxton Studios, incorporating alternative use scenarios such as mixed-use office and residential or co-living, subject to the necessary planning consents.

This option envisions a significant transformation of the building, increasing the total Gross Internal Area to approximately 40,548 sq ft (3,767 sq m).



Grainhouse – Barr Gazetas

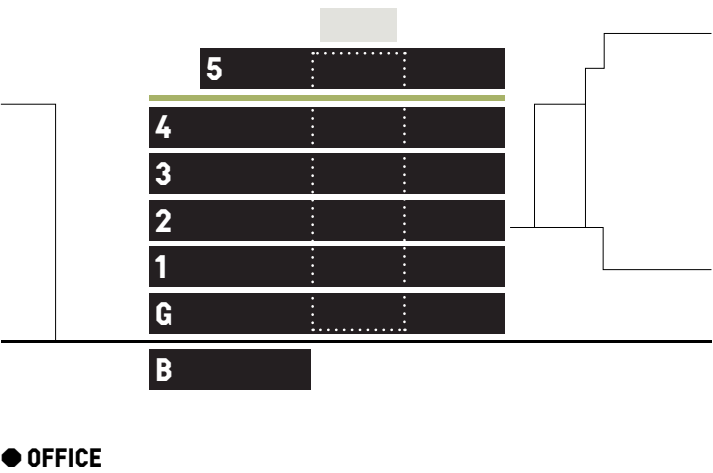
	GIA						NIA	
	Exisiting		Additional		Total		Total	
Floor Level	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft
Fifth / Roof	-	-	370	3,983	370	3,983	111	1,195
Fourth	-	-	570	6,135	570	6,135	450	4,844
Third	490	5,274	145	1,561	635	6,835	508	5,468
Second	545	5,866	90	969	635	6,835	508	5,468
First	545	5,866	90	969	635	6,835	508	5,468
Ground	682	7,341	-	-	682	7,341	307	3,303
Basement	240	2,583	-	-	240	2,583	108	1,163
Total	2,502	26,931	1,265	13,616	3,767	40,548	2,500	26,909



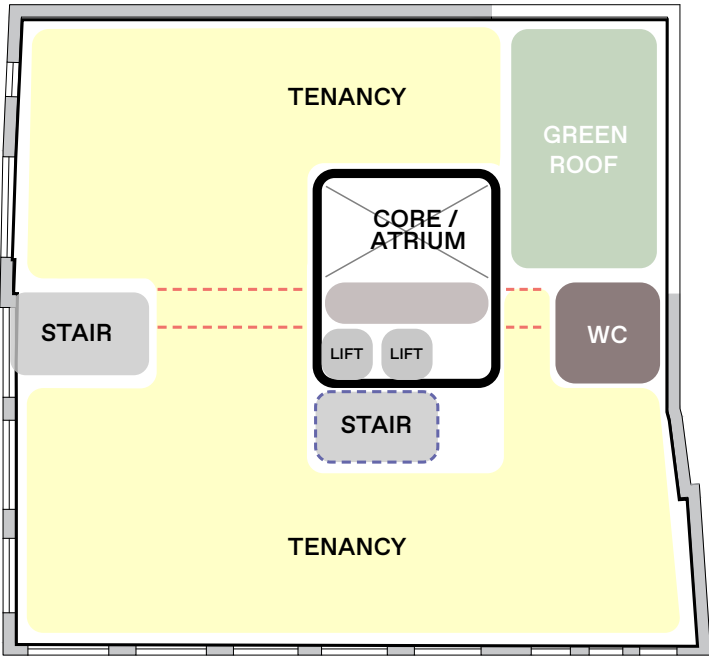
# OPTION 2a OFFICE

- FULL OFFICE USE

Option 2 introduces an office-led scheme that includes the addition of a new fifth floor, the creation of a courtyard within the central atrium, the infill of the mansard floor, and the optimisation of currently underutilised space within the existing structure. Additionally, a new roof terrace will be created, offering south-facing views towards the City of London.



Typical Floorplan

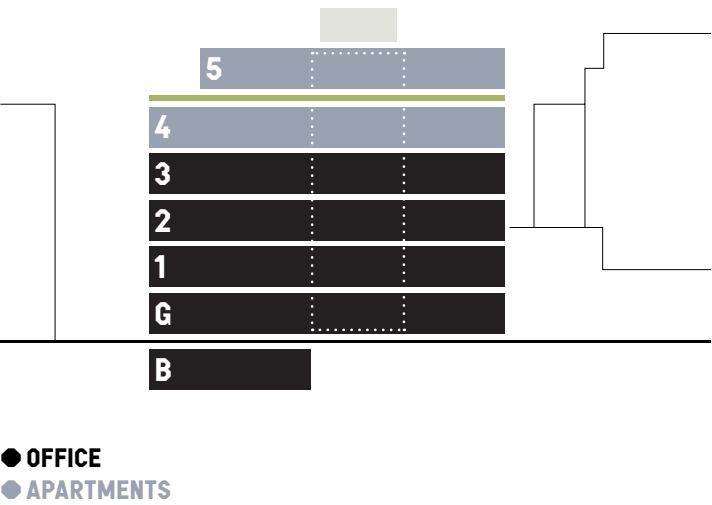


# OPTION 2b MIXED USE

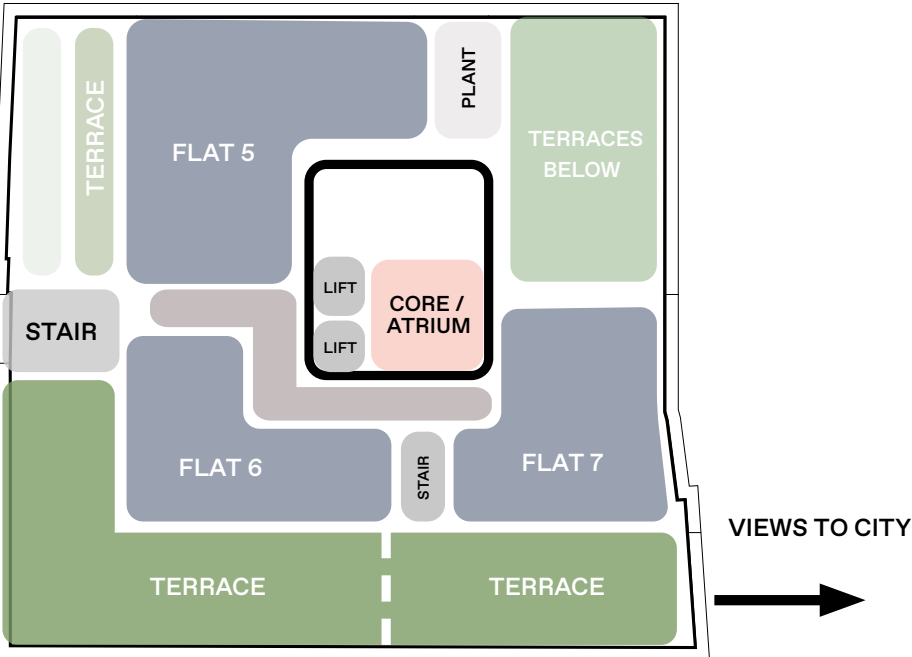
- OFFICE USE BASEMENT TO LEVEL 3  
- 7 APARTMENTS ACROSS LEVEL 4 & 5

As part of a comprehensive refurbishment and extension, the proposals include a mixed-use scheme that will deliver newly designed office spaces across the basement, ground, and 1st to 3rd floors, with seven residential apartments arranged across the 4th and newly added 5th floors, subject to the necessary planning consents.

The residential accommodation will be accessed via its own new entrance lobby. The 4th floor will comprise 4 apartments, each of which will total approximately 753 sq ft (70 sq m). With regards to these 4 apartments, 2 will benefit from external amenity space. The 5th floor will comprise a further 3 apartments, ranging in size from 538 sq ft (50 sq m) to 893 sq ft (83 sq m), all of which will benefit from external amenity space.



Typical Floorplan





## OPTION 2c CO-LIVING

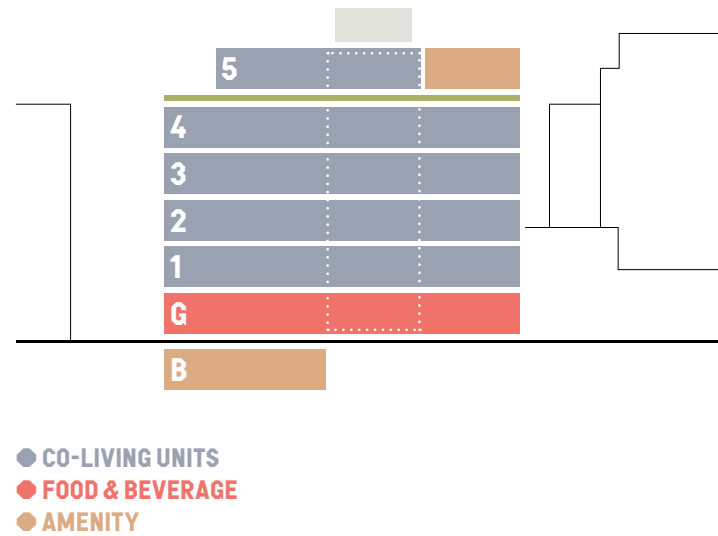
- 57 CO-LIVING UNITS WITH AMENITIES
- ACTIVATED GROUND FLOOR (F&B)

### Architects sketch of Hoxton Studios courtyard & green roof

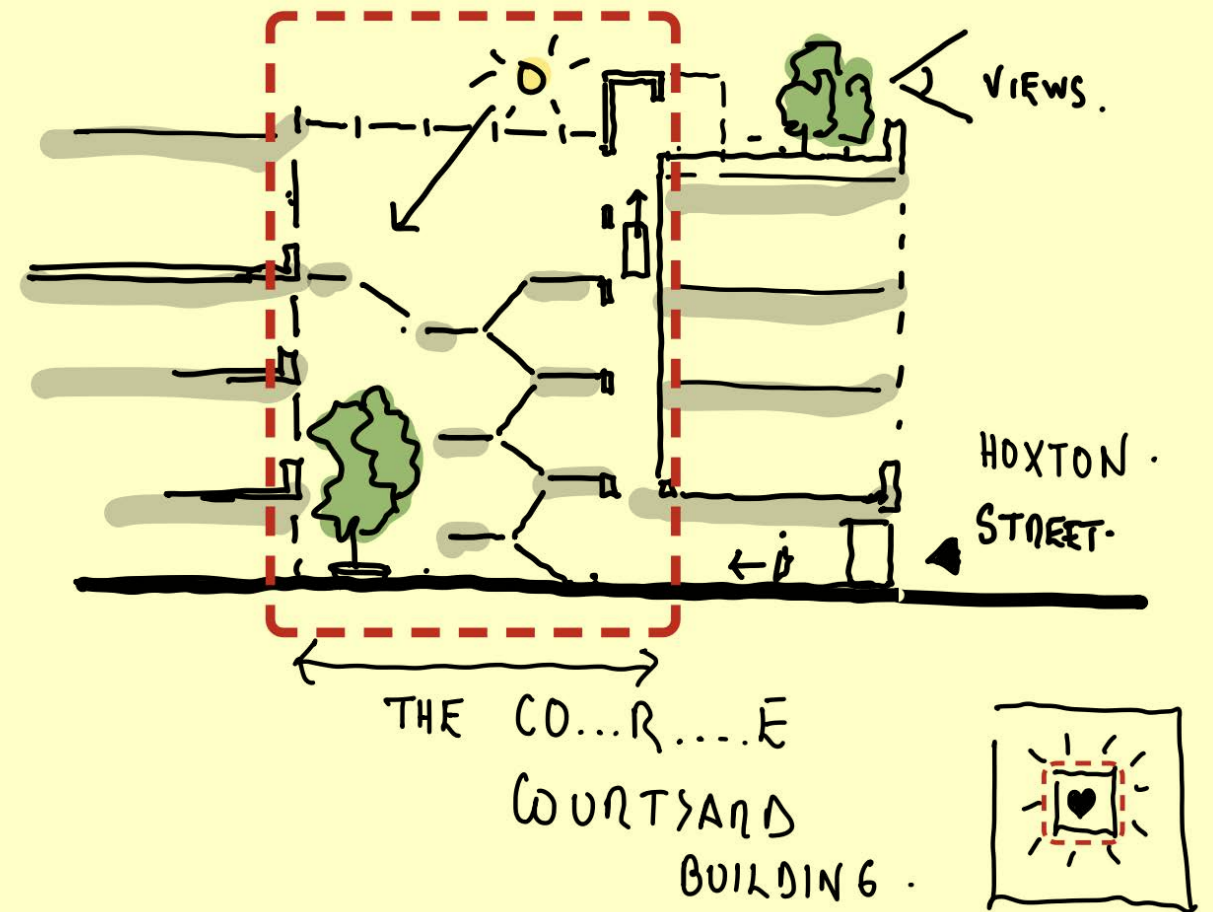
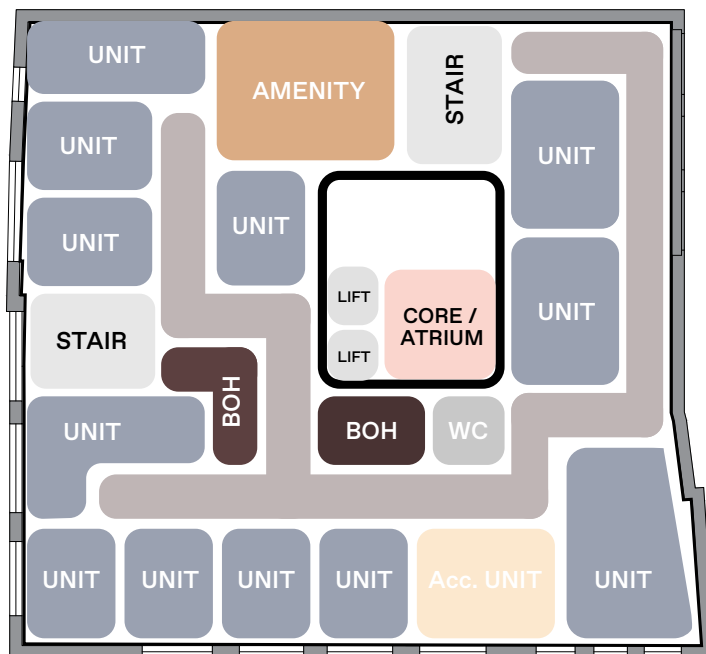
The proposed co-living scheme will feature 13 units per floor on the 1st to 3rd floors, with 11 units on the 4th floor and 7 units on the 5th floor.

The design includes a state-of-the-art 'green roof' on the 4th floor, along with a spacious rooftop garden on the newly added 5th floor, offering panoramic views of the City of London.

**The ground floor will house a premium food and beverage offering for both occupiers and the public, while the basement will provide extensive amenity spaces and secure cycle storage.**



## Typical Floorplan







# OPTION 3

## New Build

In addition to the varied refurbishment and extension programs, White-Red Architects have assessed the feasibility of a complete redevelopment of Hoxton Studios which features a rebuild of the existing asset with a view to creating an asset suitable to a range of uses. The potential uses in line with Option 3 will include, office, co-living, hotel, and apart-hotel, subject to necessary consents.



This option proposes the complete demolition of the existing structure and its replacement with a new seven-storey building (plus plant at roof level) and one full basement level. The scheme includes a central core and a satellite stair, in response to the proposed building height and travel distance requirements. The initial massing incorporates a series of setbacks and breaks, designed with consideration for potential rights of light issues.

The redevelopment will create a new prominent corner building with brand new 5th and 6th floors, and a GIA of 51,473 sq ft (4,782 sq m).

	GIA						NIA	
	Exisiting		Additional		Total		Total	
Floor Level	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft
Sixth	-	-	300	3,229	300	3,229	240	2,583
Fifth	-	-	500	5,382	500	5,382	400	4,306
Fourth	-	-	600	6,458	600	6,458	480	5,167
Third	-	-	675	7,266	675	7,266	574	6,176
Second	-	-	675	7,266	675	7,266	574	6,176
First	-	-	675	7,266	675	7,266	574	6,176
Ground	-	-	682	7,341	682	7,341	409	4,405
Basement	-	-	675	7,266	675	7,266	405	4,359
Total	--		4,782	51,473	4,782	51,473	3,655	39,347

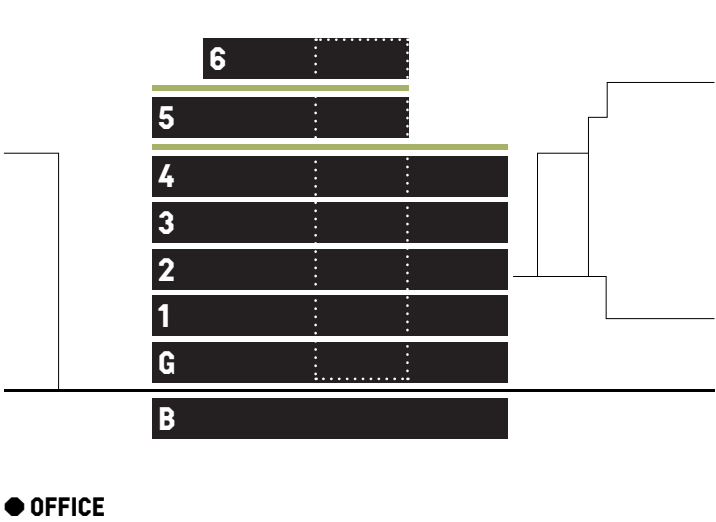


# OPTION 3a OFFICE

- OFFICE LED SCHEME
- ADDS A NEW 5TH AND 6TH FLOOR WITH A LARGE ROOF TERRACE

Option 3 introduces an office-led scheme that includes the addition of a new 5th and 6th floor subject to the necessary consents, new 'green roofs' to floors 4 and 5 as well as a large external roof terrace, offering south-facing views towards the City of London.

The office scheme will provide flexible floorplates ranging from 3,229 sq ft to 7,341 sq ft.



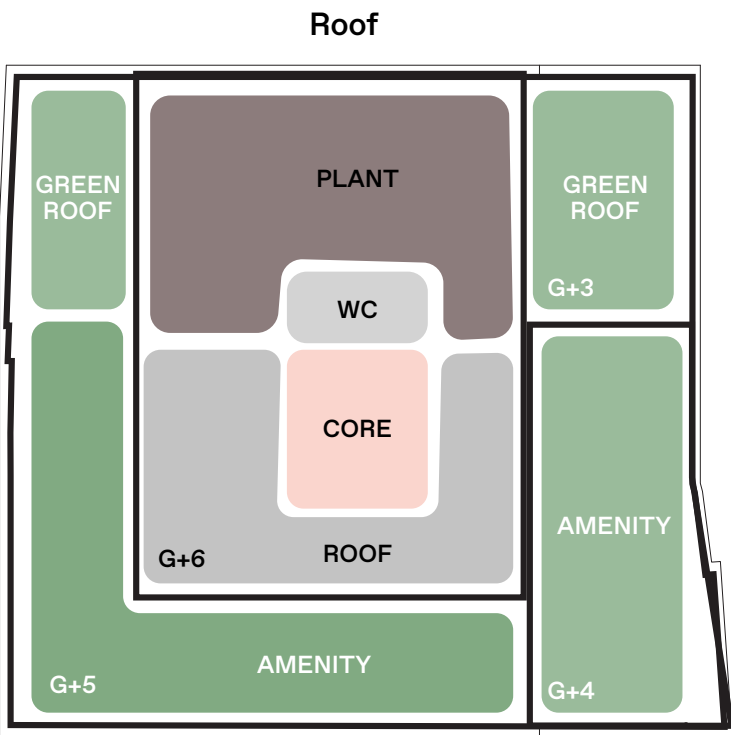
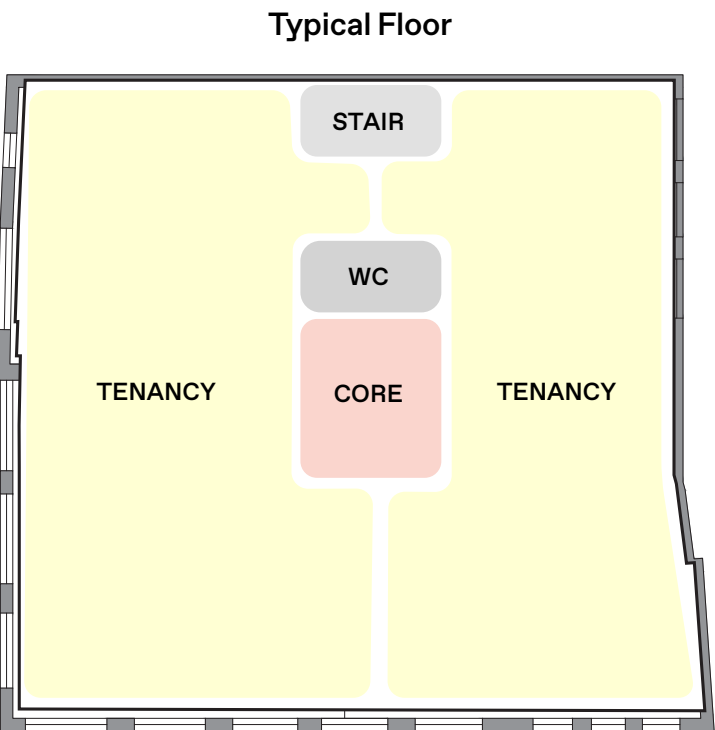
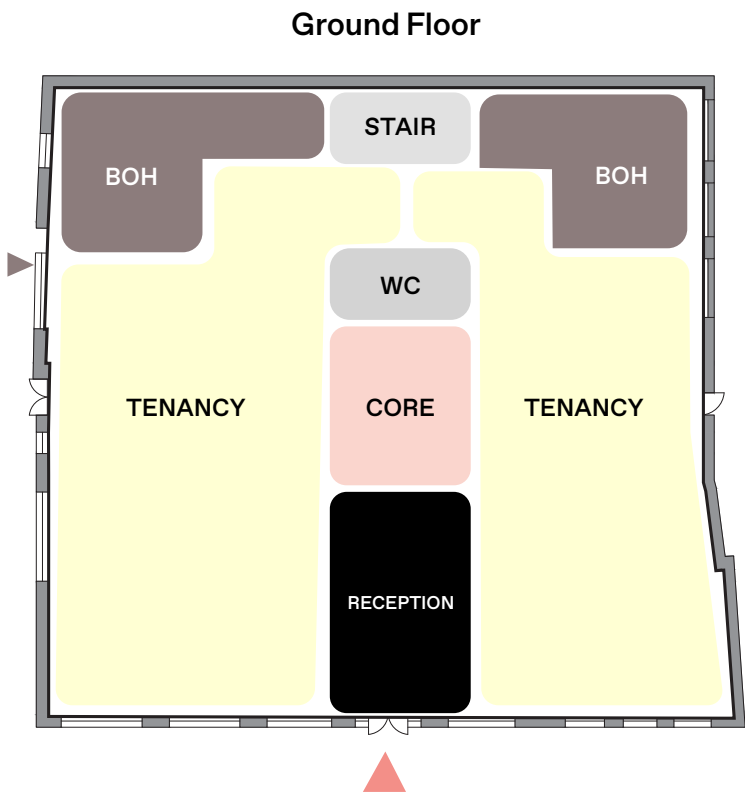
# OPTION 3b ALTERNATIVE USE

- CO-LIVING
- HOTEL
- APART-HOTEL

In addition to the aforementioned office-led scheme, in line with a knock down and rebuild of the existing building, the asset offers various alternative uses including a 65-70 room Co-Living scheme with F&B amenities at ground level, hotel, and apart-hotel, all subject to the necessary consents.



Floorplans (Option 3a)





**TO VIEW THE FULL  
ARCHITECTS FEASIBILITY  
STUDY AND PLANNING  
CONSULTANTS ADVICE  
PLEASE SCAN HERE →**





# ADDITIONAL INFORMATION

## PLANNING

The property is located in the Borough of Hackney.

The property is not listed and is not situated within a conservation area.

## TENURE

The property is held freehold under title number: NGL229655.

## EPC

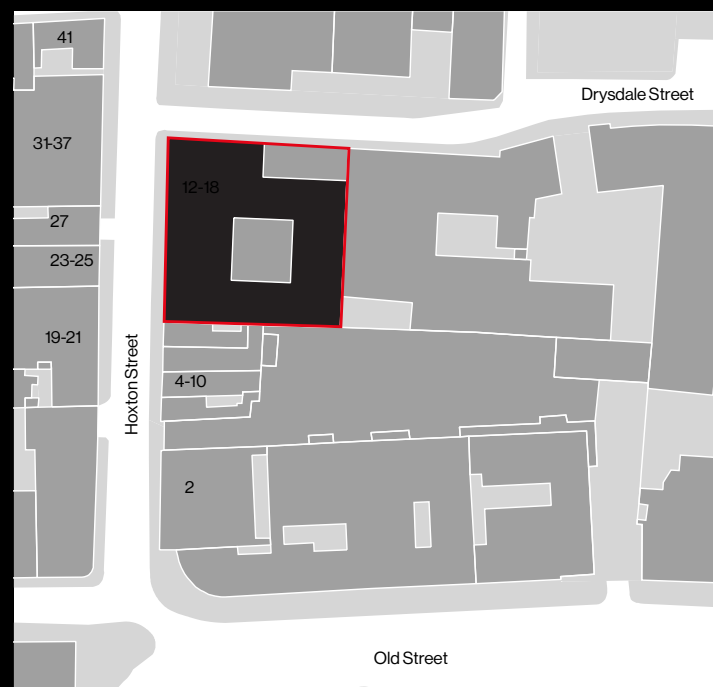
EPC is available upon request.

## VAT

The property is registered for VAT. It is anticipated that the sale of this property will / will not be treated as a Transfer of a Going Concern (TOGC).

## DATAROOM

Data room access is available upon request.



# PROPOSAL

**Offers in excess of £10,000,000, subject to contract for the freehold interest. A purchase at this level reflects a highly attractive capital value of £371 per sq ft on the existing Gross Internal Area.**

## CONTACT



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