



STIRLING
ACKROYD

TO LET / FOR SALE

**9 Enfield Road,
London, N1 5EN**

1,658 sq ft

Ground Floor Self
Contained Office - For
Sale / Let with Planning
Permission



VIDEO TOUR

stirlingackroyd.com



Description

The available space is a virtual freehold office on the ground floor of this mixed-use building. It has an open floor design with high ceilings. The unit also has bicycle storage, plenty of natural light from the front and back of the office, a WC, a kitchenette, an entry phone system, and an alarm.

Location

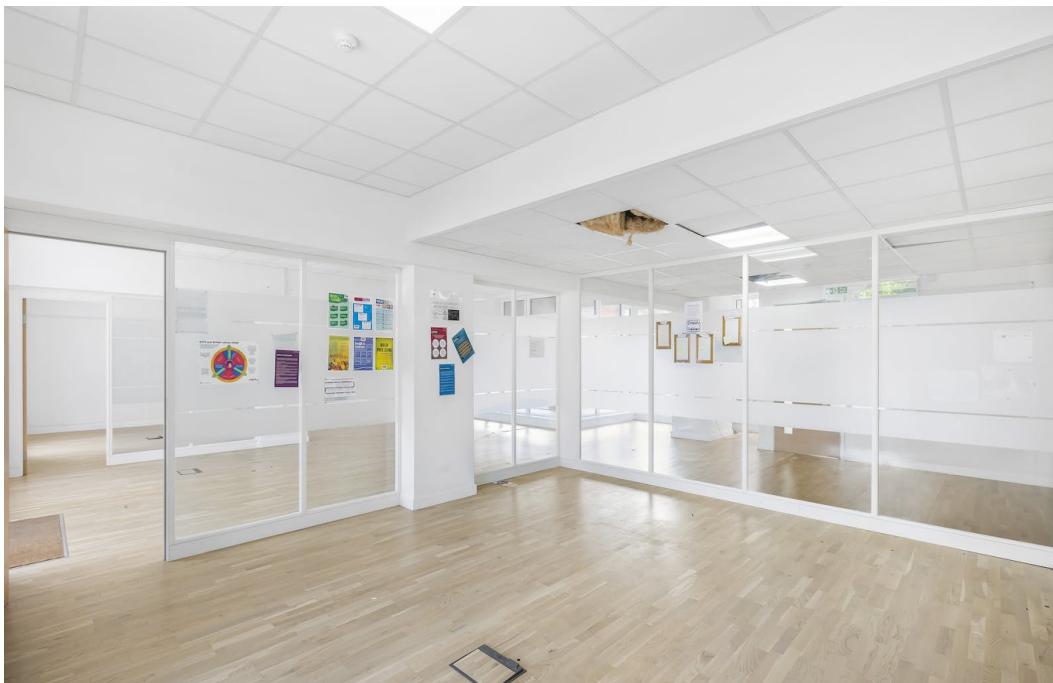
Enfield Road is close to Kingsland Road, a primarily residential district with a mix of offices, businesses, and educational facilities. Haggerston Overground Station is a 4-minute walk away, and there are multiple bus routes running down Kingsland Road. Overall, this is a highly convenient location for residents and guests, with easy access to transportation links.



Key points

- Ground Floor
- Bike Storage
- Granted planning for 2 Residential Flats
- Kitchenette
- Alarm System





Rents, Rates & Charges

Lease	
Rent	£36,000 per annum
Price	£595,000
Rates	£16 per sq ft
Service Charge	On application
VAT	On application
EPC	D (78)

Viewing & Further Information



Joe Harris

020 3967 0103

07809091305

jharris@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 16/10/2023