



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





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

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