



## FOR SALE

**Unit E Reliance Wharf,  
Hertford Road, London,  
N1 5EW**

**720 sq ft**

**Canal view office in  
Haggerston**



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**





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## Description

Unit E benefits from desirable canal-side views. The unit is self-contained and includes a number of features such as a balcony overlooking canal, and WC and shower facilities for staff. The unit is located on the second floor of this mixed use gated development, the large floor to ceiling windows allow for the office to benefit from good natural light throughout.

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## Location

The building is located on the south side of Hertford Road where the junction meets with De Beauvoir Crescent.

The property is well served for transport links with Haggerston and Hoxton Stations (Overground Line) within a five and ten minute walk respectively. The area is also well served by numerous bus routes into the city.

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## Key points

- Total unit space - 720 square feet
- Private balcony overlooking canal
- Fantastic natural light
- Concrete ceilings and timber flooring
- Private gated mixed use development
- Shower and WC facilities
- Coffee shop on site
- Close to Haggerston and Hoxton Stations









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## Accommodation

| Name | sq ft | sq m  | Availability |
|------|-------|-------|--------------|
| 2nd  | 720   | 66.89 | Available    |

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## Rents, Rates & Charges

|                |                                  |
|----------------|----------------------------------|
| Price          | Offers in the region of £360,000 |
| Rates          | £16.25 per sq ft                 |
| Service Charge | On application                   |
| VAT            | On application                   |
| EPC            | B (31)                           |

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## Viewing & Further Information



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