

### **FOR SALE**

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

720 sq ft

Canal view office in Haggerston





## **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.

#### 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.

## **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

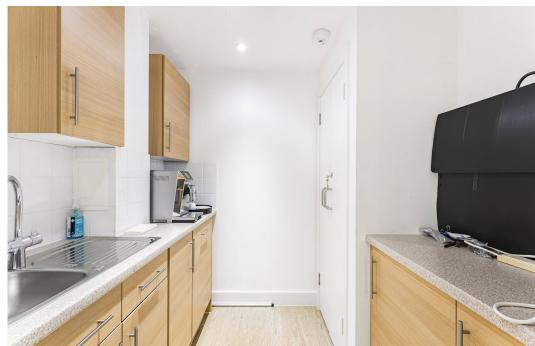












#### Accommodation

Name	sq ft	sq m	Availability
2nd	720	66.89	Available

### 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)

# Viewing & Further Information



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com



Brett Sullings 020 3967 0103 07826547772 bretts@stirlingackroyd.com

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