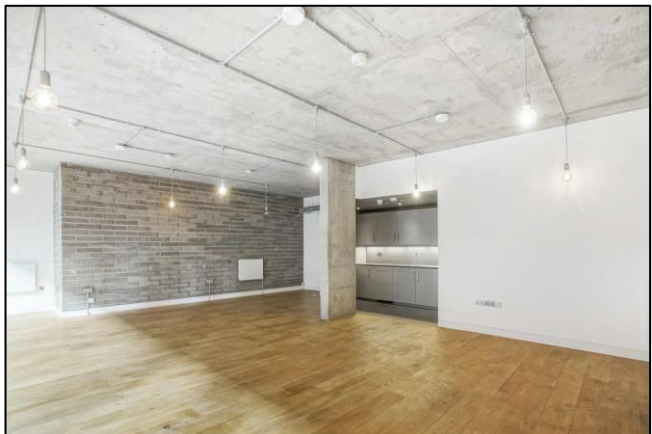


Suitable for various uses – offices, clinics / health studios & gyms / personal training  
667 sq. ft. / 61.97 sq. m.

**Industrial style space overlooking the Kingsland Basin**

# FOR SALE

**Unit B, Reliance Wharf, Hertford Road, Hoxton, N1 5EW**



## LOCATION

Reliance Wharf is a stunning, gated development which overlooks the Kingsland Basin and the Regent's Canal. Kingsland Road is less than 200m away and Haggerston Overground station is less than 500m away. As well as the other office users who include architects, design and photographic agencies, the development is also home to Route Haggerston, Arepa & Co and Toconoco.

## TRANSPORT

Haggerston (London Overground)  
Dalston Junction (London Overground)  
Numerous bus routes  
Santander Cycles



\*Regents Canal

## DESCRIPTION

The office is situated on the ground floor of this vibrant canal side development.

The office benefits from good natural light provided by floor to ceiling glazed frontage and is completely self-contained, oak flooring, modern lighting and kitchenette.

The space is available for immediate occupation.

## AMENITIES

- Canal side views
- Self-contained office
- Excellent natural daylight
- Exposed polished concrete
- Gated development
- High quality finishes
- Wooden flooring
- Kitchenette
- WC with shower

## GROSS INTERNAL FLOOR AREAS

| Unit       | Sq. Ft. | Sq. M. |
|------------|---------|--------|
| B - Ground | 667     | 61.97  |

## VIRTUAL FREEHOLD

A long leasehold interest of 250 years from 20<sup>th</sup> June 2014.

## PRICE

£450,000 plus VAT

£675 per sq. ft.

## RATES

The rates payable from 1<sup>st</sup> April 2023 are £6,287 per annum / £9.43 per sq. ft.

## SERVICE CHARGE

Approximately £1,500 per annum / £2.25 per sq. ft. for the current year.

## EPC

The property has a very good EPC rating of B.

## PLANNING

Class E – Offices, medical & health services, gymnasiums & personal training studios.

## VAT

The property is elected for VAT.

## PLEASE CONTACT

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