

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

**FOR SALE**

Office

720 sq ft / 66.9 sq m

Offers in excess of £360,000

# Haggerston canalside self- contained office with private balcony to let



- 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
- Long leasehold – 250 years from 2013

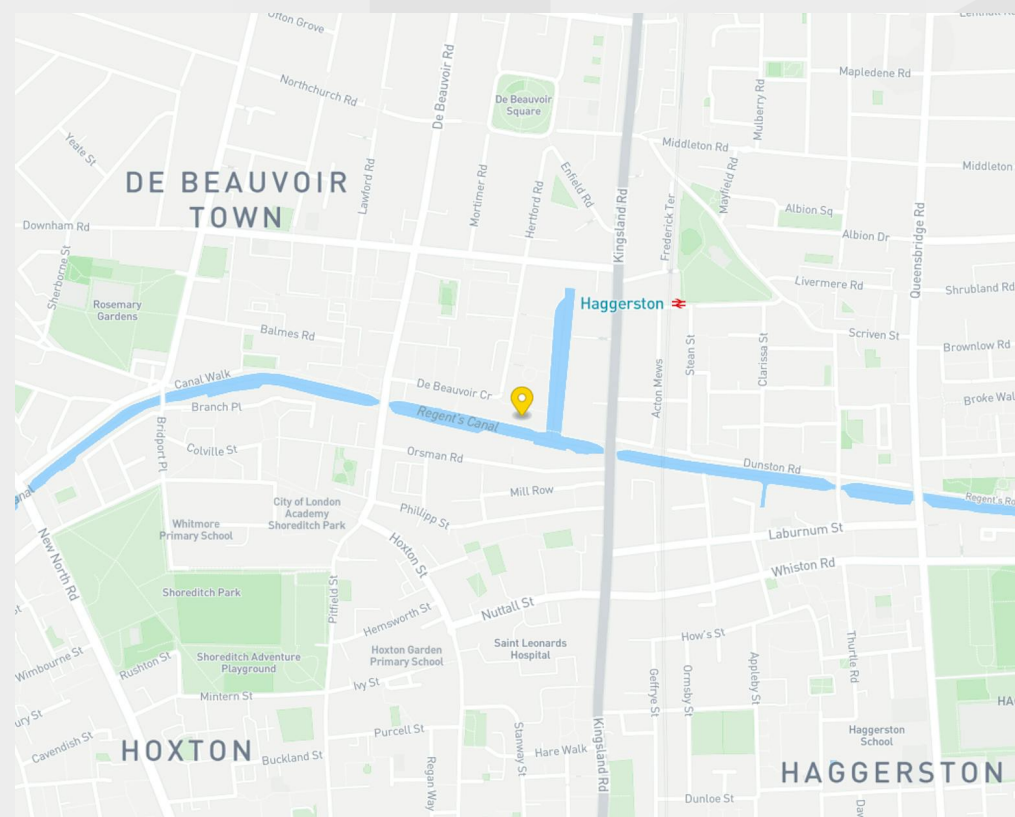


## Description

The fully self-contained commercial unit benefits from wonderful canal-side views. This is highlighted from the unit's private balcony overlooking the development's courtyard. Other features in the space include private WC, shower facilities and a fitted kitchenette. Floor-to-ceiling windows allow for fantastic natural light throughout.

## Location

Reliance Wharf is located on the south side of Hertford Road on the junction with De Beauvoir Crescent. The unit is located on the second floor of a mixed-use gated development. The property benefits from great transport links being walking distance from both Haggerston and Hoxton stations. The area is also well served by numerous bus routes into the city



Accommodation / Availability

| Unit     | Sq ft | Sq m  | Price    | Rates Payable (sq ft) | Service Charge (sq ft) | Availability |
|----------|-------|-------|----------|-----------------------|------------------------|--------------|
| Unit - E | 720   | 66.89 | £360,000 | £14.12                | On Application         | Available    |

Tenure

Long Leasehold - 250 years from 2013

EPC

B

VAT

Applicable

Configuration

Not Fitted

Contacts

Joel Barnes  
07974 625 109  
joel.barnes@strettons.co.uk

Jon Morell  
07957 454 987  
jon.morell@strettons.co.uk



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 14/10/2025