



**TO LET**

**11 Ebenezer Street,  
London, N1 7NP**

915 sq ft

Self Contained Ground  
Floor  
Office/Showroom/Fitness  
Studio



**VIDEO TOUR**

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



---

## Description

Offered as an open plan style office, including a kitchenette perfect for a breakout area for the team. The natural light throughout is strengthened through the large windows circling the unit, the frosted glass ensure no privacy is substituted. The recent refurbishment is showcased through the shelving unit spanning the interior of the wall, allowing the occupier to personalise the space.

Located on the corner of Ebenezer Street and Britannia Walk the high footfall of the area, alongside the nearby Old Street station make this a desirable location for your next office move.

---

## Key points

- Demised Kitchenette & WCs
- Old Street Station Moments Away
- Ground Floor Frosted Glass Windows
- Rental £27,000 Per Annum / Sale £460,000
- Offered Across 915 sq ft on the Ground Floor
- Recently Refurbished, Ample Storage Options Included



---

## Location

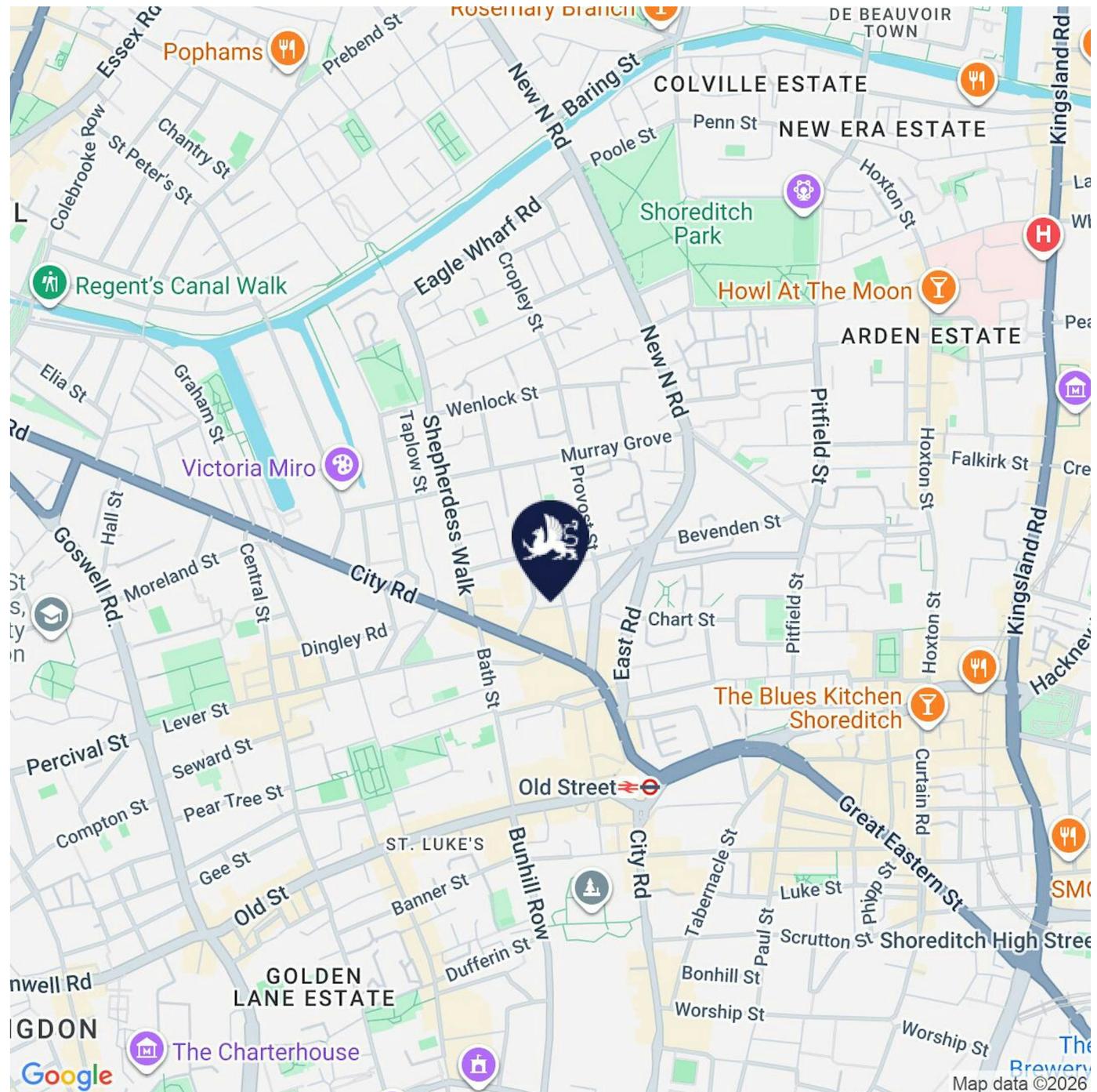
Ebenezer Street is situated in a vibrant local area of East London. Nestled just off City road surrounded by an array of shops, restaurants, and bars.

With Old Street Station Moments away, the unit is easily accessible through underground services across London. With nearby bus routes also serving as another travel option for the unit.

---

## Transport Links

-  Old Street 0.2 Miles
-  Hoxton 0.6 Miles
-  Shoreditch High Street 0.6 Miles
-  Barbican 0.7 Miles





## Rents, Rates & Charges

Lease	New Lease
Rent	£27,000 per annum
Rates	On application
Service Charge	£1,904 per annum
VAT	Applicable
EPC	C (64)

## Viewing & Further Information



**Dimitri Melaisi**  
0203 911 3666  
07940239327  
dmelaisi@stirlingackroyd.com



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 13/03/2026