



**STIRLING
ACKROYD**

TO LET / FOR SALE

**10C Branch Place,
Hackney, N1 5PH**

2,053 sq ft

**Split Level Office
Located On A
Characterful Street**



stirlingackroyd.com

Description

Offered across 2,053 sq ft with contemporary interior styling this office overlooks the ever popular Regent's Canal. Providing excellent ceiling heights, natural light and meeting rooms, the space is ideal for occupiers seeking a well connected office.

The entrance lobby offers brilliant ceiling height with access to both the ground and first floor via the open stairwell. A modern fully fitted kitchen area can be found directly to the left on the first floor, including two WCs on the ground floor.

Combining creative energy and excellent connectivity, with beautiful canal views the space offers an attractive environment for employees and client meetings, being surrounded by an extensive range of amenities and positioned on a characterful street offering nearby canal walks.

Key points

- Contemporary Split Level Office
- Overlooks Regents Canal
- Large Meeting Rooms
- Direct Access Canalside
- Modern Kitchen & Two WCs
- Excellent Natural Light & Ceiling Heights



Location

Located on Branch Place just off Bridport Place overlooking the Regent's Canal. Excellent transport links are available via Old Street, Angel and Haggerston Station and Essex Road. Alongside numerous bus routes in and out of the City and Shoreditch, providing fast access across London and direct national and international connections.

The green space of Shoreditch Park is within close proximity as are the local amenities in both Hoxton, Canonbury and Old Street.

Transport Links



Haggerston 0.4 Miles



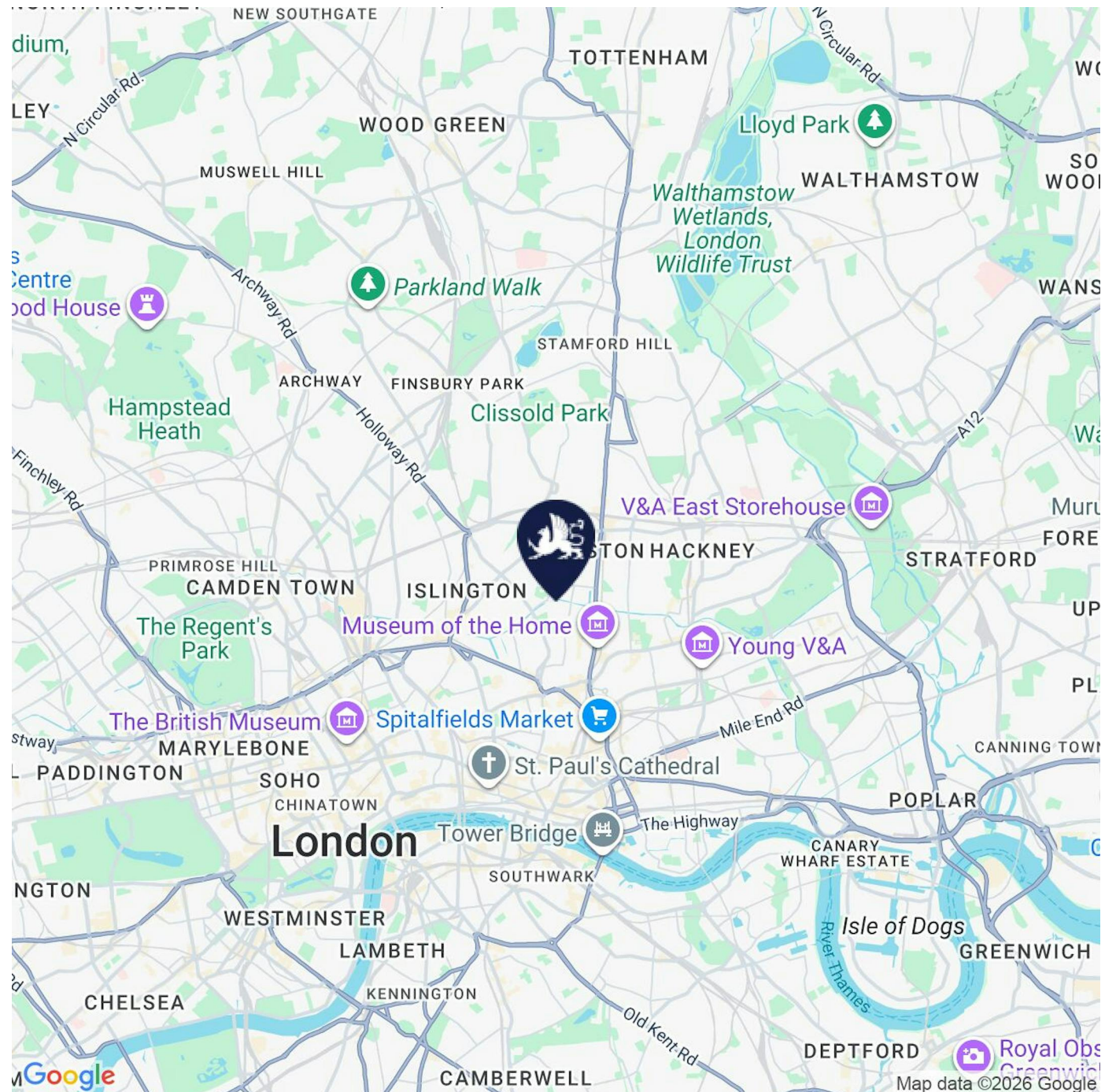
Essex Road 0.6 Miles



Hoxton 0.6 Miles



Dalston Junction 0.7 Miles





Rents, Rates & Charges

Lease	
Rent	£29.50 per sq ft
Price	£920,000
Rates	On application
Service Charge	£1,000 per annum
VAT	On application
EPC	B (47)

Viewing & Further Information



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