

Reliance Wharf, Units J & K, Hertford Road, Hoxton, N1 5EW

FOR SALE

Office

1,165 sq ft / 108.2 sq m

£535,000

Fully self-contained 4th-floor commercial unit with canal-side views for sale



- Private balcony overlooking the canal
- Accessed via lift and stairs
- Fantastic natural light throughout
- Timber flooring with clever hidden storage systems
- Located within a private, gated mixed-use development
- Excellent condition with WC facilities
- Coffee shop on site
- Close to Haggerston and Hoxton stations
- Long leasehold – 250 years from 2013

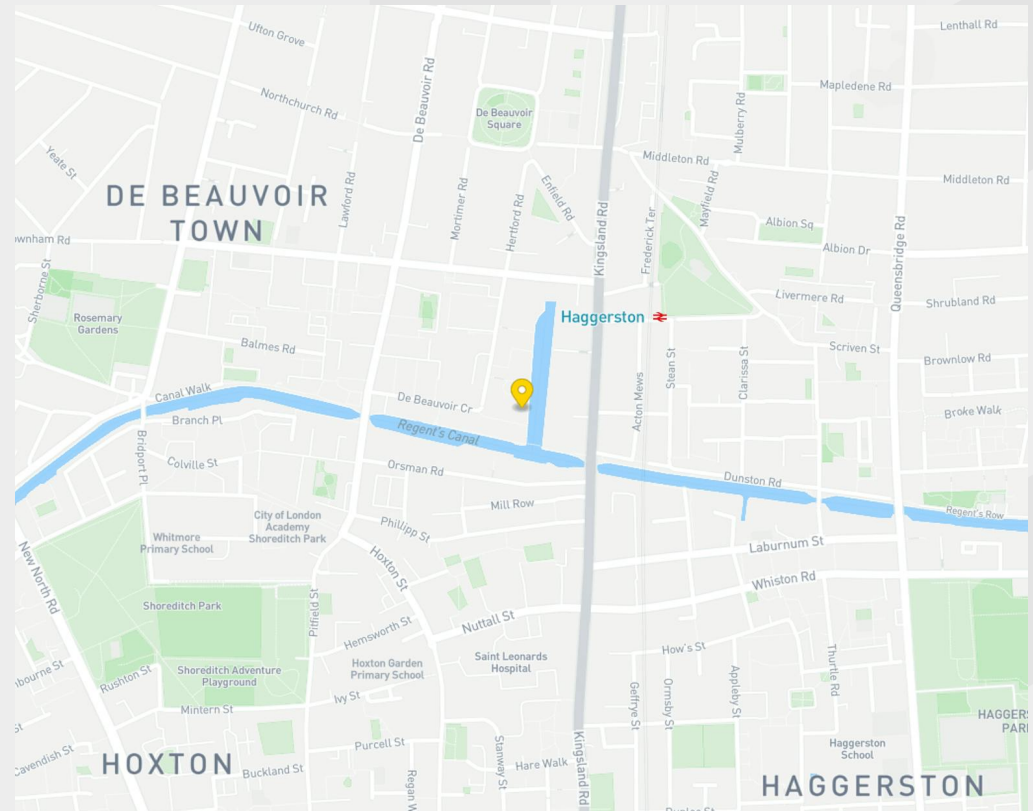


Description

A 4th-floor, fully self-contained commercial unit benefiting from stunning canal-side views, highlighted by its private balcony overlooking the development's courtyard. The space includes two WCs and a fitted kitchenette. Floor-to-ceiling windows flood the unit with natural light, and electricity is supplied to both sides, as are the WCs making it easy to split the unit into two separate self-contained spaces if desired.

Location

Situated on the south side of Hertford Road at the junction with De Beauvoir Crescent, overlooking the Regent's Canal and Kingsland Basin. Haggerston Station (London Overground) is a 2–3 minute walk, and Hoxton Station (London Overground) is 5–10 minutes on foot, both providing easy connections to major hubs including Highbury & Islington, Shoreditch, and Stratford. The area is also well served by numerous bus routes and benefits from excellent road connections into the city.



Accommodation / Availability

Unit	Sq ft	Sq m	Price	Rates payable	Service charge	Availability
4th - Units J & K	1,165	108.23	£535,000	£21,956 /annum	£1,840 /annum	Available

Tenure

Long Leasehold

EPC

B

VAT

Applicable

Configuration

Fitted

Contacts

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Further Information

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