

TO LET

OFFICE UNIT WITHIN A LANDMARK CANALSIDE DEVELOPMENT

UNIT N, RELIANCE WHARF, 2-10 HERTFORD ROAD, LONDON, N1 5EW
719 SQ. FT (66.79 SQ. M)



LOCATION

The development is located on Hertford Road, at its junction with De Beauvoir Crescent, close to its junction with Downham Road and in close proximity to Kingsland Road. Reliance Wharf is a large new mixed use commercial and residential development that overlooks Kingsland Basin. The whole area is being transformed into a new hub and Reliance Wharf is at the heart of this vibrant urban centre which is close to the City but without having to pay exorbitant rent. The new Haggerston Station (East London Line) is only a few minutes' walk from the property and numerous bus routes run along Kingsland Road connecting with the City.

DESCRIPTION

Comprises part sixth floor of a modern commercial block within this new mixed use scheme that overlooks the canal. The available space is self-contained and open plan with disabled WC and fully fitted teapoint and benefits from one partitioned meeting room, underfloor trunking, carpeting, suspended ceiling with Cat II lighting, heating panels, internet cabling. There is a balcony terrace, entryphone system and alarm system. The unit has fabulous natural light and there is a passenger lift so the space is disabled friendly.

ACCOMMODATION

We understand that the unit comprises approximately 719 sq. ft (66.79 sq. m)

LEASE TERM

A new full repairing and insuring lease for a term to be agreed.

RENTAL

£20,000 per annum exclusive of business rates, service charge and VAT.

SERVICE CHARGE

The service charge is currently approximately £1,700 per annum.

BUSINESS RATES

To be advised.

EPC

Energy Performance Asset Rating - B

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

For all enquiries and viewings please contact the sole agents:

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