

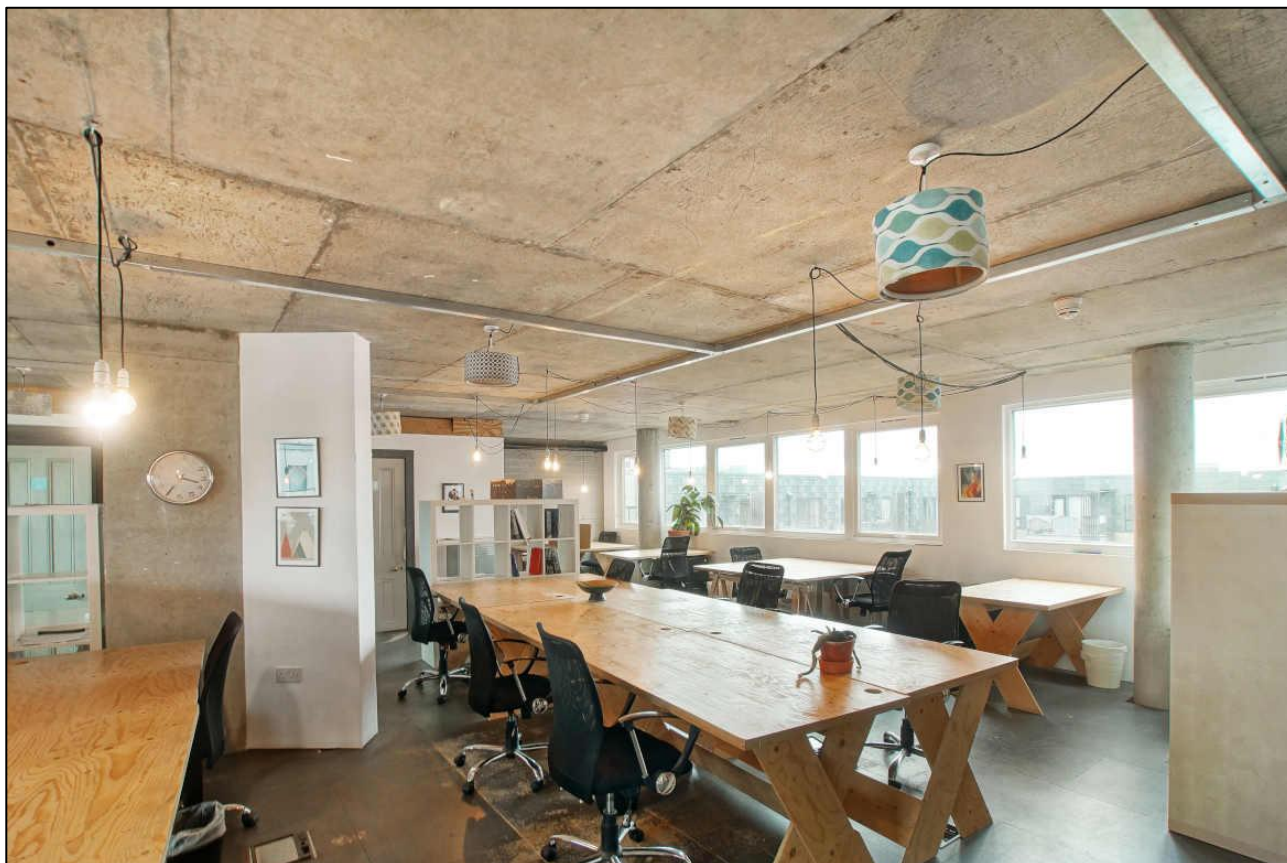
Commercial Office Space

1,314 sq. ft. / 122.07 sq. m.

**Industrial style space overlooking the Kingsland Basin**

# TO LET

**Unit L&M, Reliance Wharf, Hertford Road, Hoxton, N1 5EW**



## LOCATION

Reliance Wharf is a stunning, gated development which overlooks the Kingsland Basin and the Regent's Canal. Kingsland Road is less than 200m away and Haggerston Overground station is less than 500m away. As well as the other office users who include architects, design and photographic agencies, the development is also home to Route Haggerston, Arepa & Co and Toconoco.

## TRANSPORT

Haggerston (London Overground)  
Dalston Junction (London Overground)  
Numerous bus routes  
Santander Cycles



## DESCRIPTION

The office is situated on the fifth floor of this vibrant canal side development.

The space benefits from excellent natural light and is offered fully furnished with a meeting room and small private office in situ. The unit also has a private terrace overlooking Regents Canal.

The space is available for immediate occupation.

## AMENITIES

- Canal side views
- Self-contained office
- Excellent natural daylight
- Exposed polished concrete
- Gated development
- Fully furnished - plug & play
- Wooden flooring
- Kitchenette
- Demised WCs
- Excellent floor to ceiling height
- Demised meeting room & private office

## APPROXIMATE FLOOR AREAS

Unit	Sq. Ft.	Sq. M.
L&M – Fifth	1,314	122.07

## LEASE

A new flexible lease is available for a term by arrangement.

## RENT

Per annum	Per Sq. Ft.
£39,000	£29.68

## SERVICE CHARGE & INSURANCE

Per annum	Per Sq. Ft.
£1,840	£1.40

## RATES

We understand the rates payable from 1<sup>st</sup> April 2023 are:

Per annum	Per Sq. Ft.
£25,449	£19.37

Interested parties should satisfy themselves in respect of business rates.

## TOTAL OCCUPATIONAL COSTS

Per annum	PCM
£66,289	£5,524.08

Excluding VAT and utility bills.

## PLEASE CONTACT

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