



**STIRLING
ACKROYD**

TO LET

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

915 sq ft

Self Contained Ground
Floor
Office/Showroom/Fitness
Studio



VIDEO TOUR

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



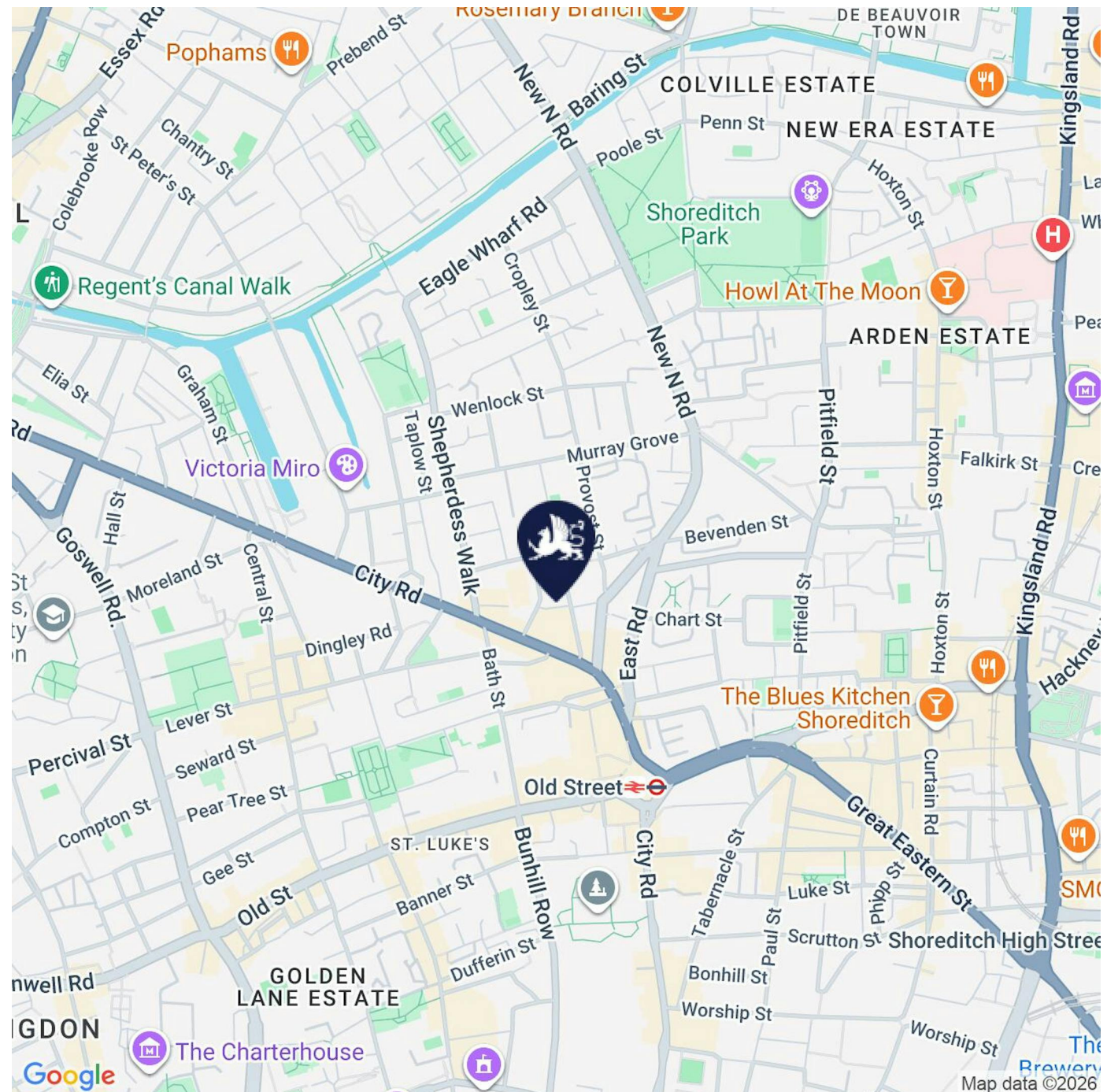
Hoxton 0.6 Miles



Shoreditch High Street 0.6 Miles



Barbican 0.7 Miles

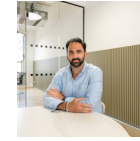




Rents, Rates & Charges

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



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