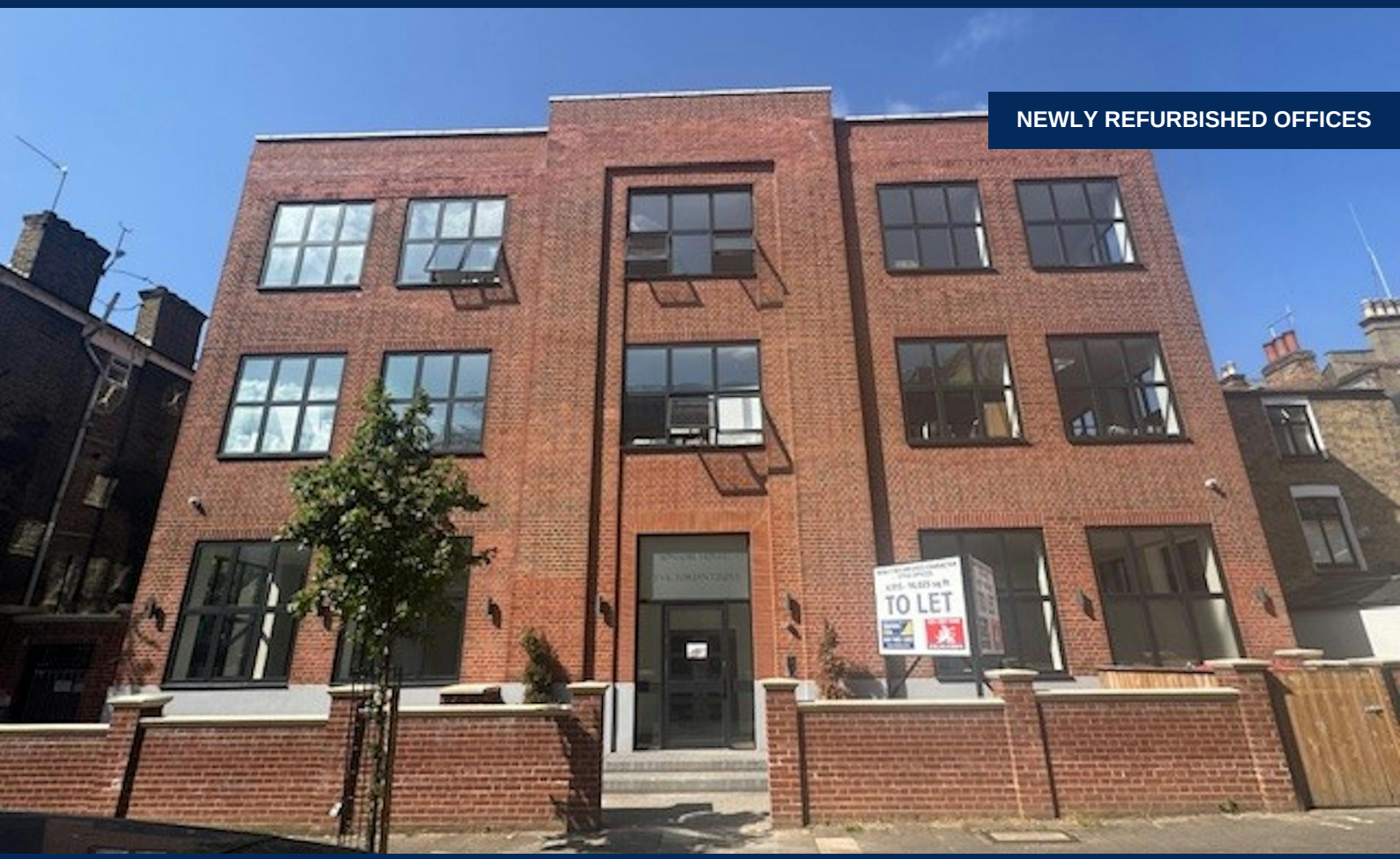
Christo & Co

To Let



Bonsoir House

3 Victorian Grove, Stoke Newington, N16 8EN

BONSOIR HOUSE N16

NEWLY FULLY REFURBISHED FORMER INDUSTRIAL BUILDING

OFFICES TO BE LET

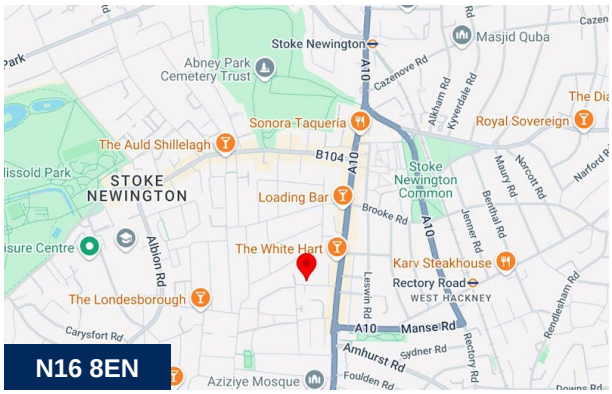
2,741 to 12,960 sq ft

(254.65 to 1,204.02 sq m)

- 3.5m Ceiling Height
- VRF Air Conditioning
- Open Plan Floors
- New Windows Throughout
- Fully Integrated Kitchens to Each Floor
- Bicycle Racks
- Accessible Raised Flooring
- New Lift
- WiFi fibre ready

Summary

Available Size	2,741 to 12,960 sq ft
Rent	£12 - £24 per sq ft
Service Charge	£3 per sq ft To be confirmed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (40)



Location

Bonsoir House is situated virtually at the corner of Victorian Grove and Stoke Newington High Street being a short walk to the bars, restaurants and shops of Stoke Newington Church Street and in a fantastic position to take advantage of the amenities of Stoke Newington, Clissold Park and Stoke Newington Common.

Description

Bonsoir House offers newly refurbished office floors in a converted warehouse building.

The building started out as a textile factory creating garments for Silvo Group brand – Bonsoir Pyjamas.

Elements of the original warehouse features have been retained and enhanced to create a unique blend of industrial and modern working aesthetic. Offering three floors of open plan studio style accommodation, each floor flooded with excellent natural light creating an inspiring creative environment.

Property Highlights / Amenities

- Build Status: Refurbished
- Fitout Concept: CAT A

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	5,304	492.76
1st	2,741	254.65
2nd	4,915	456.62
Total	**12,960**	**1,204.03**

Lease

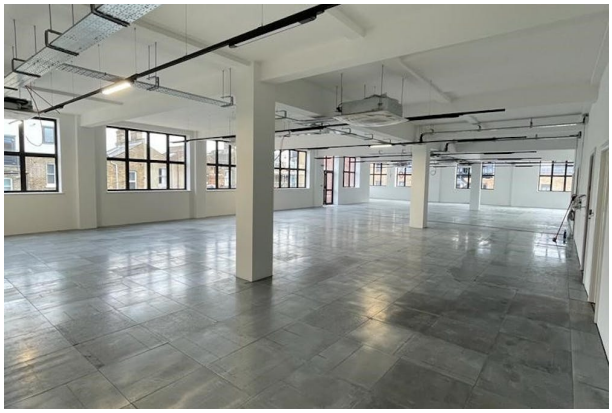
New proportional Full Repairing & Insuring Leases to be granted for a term of years to be agreed subject to periodic rent reviews

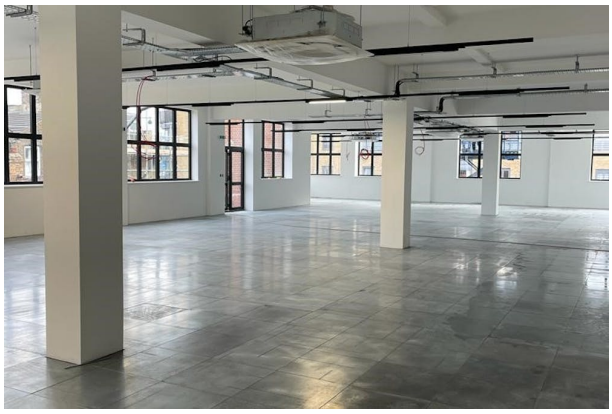
IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through owner's agents as above





Viewing & Further Information

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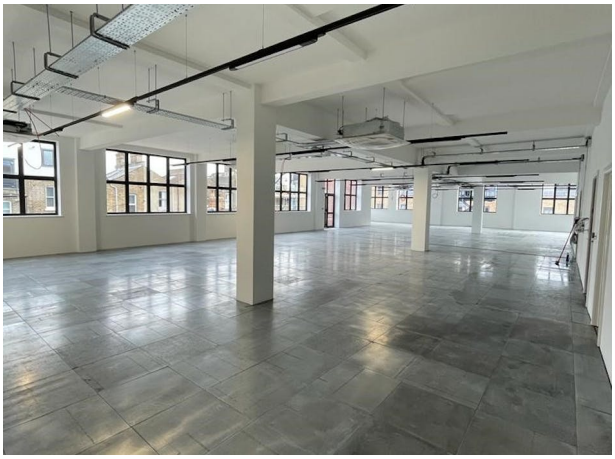
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