



TO LET

## Bonsoir House, 3 Victorian Grove, N16 8EN

This historic former textile factory has been transformed into modern, adaptable commercial spaces, perfect for a wide range of businesses. Offering flexible leasing options across multiple floors, the property combines industrial charm with contemporary facilities, creating a unique and inspiring environment for any company. The space is ideal to be kept open plan or can easily be divided to suit your needs.

from  
£12 per sqft

2,500-12,000  
sqft available

[Virtual Tour](#)

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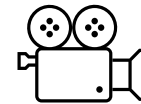
# Accommodation

Floor	SQFT	SQM
Basement	325	30.19
Ground	5,304	492.76
First - front	2,700	250.84
First - rear	2,700	250.84
Second	4,915	456.62
Ancillary - available by negotiation	500	46.45
<b>Total</b>	<b>16,444</b>	<b>1,527.70</b>



## Key Points

- VRF Air Condition
- Lift
- Rectory Road Overground Station
- Integrated Kitchens
- Accessible Raised Flooring
- Wifi Ready
- Private Outdoor spaces
- Parking Permits (Subject To Hackney Availability)
- Bicycle Racks



VIDEO TOUR



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0207 856 0516



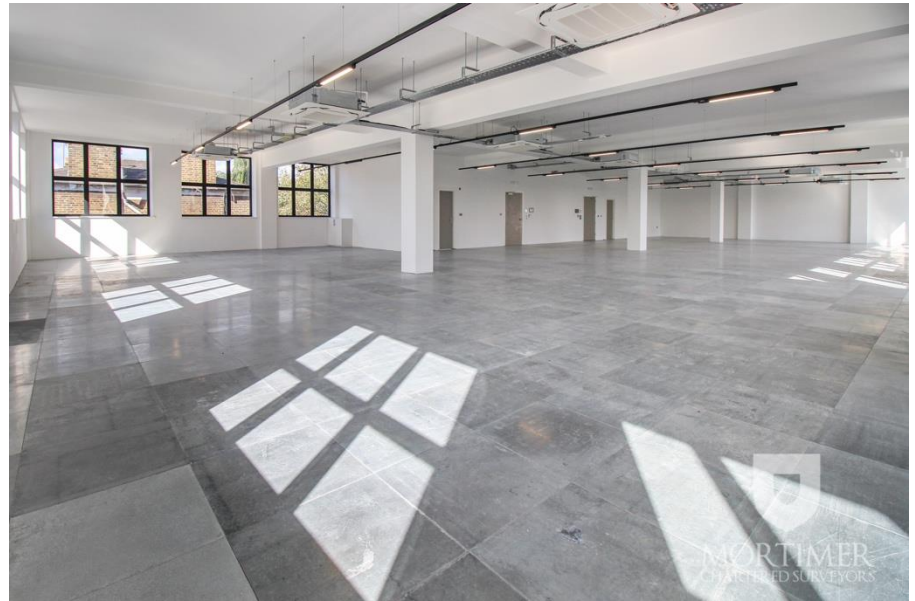
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**Lease**                      New Lease

**Business Rates**        Refer to VOA

**EPC**                        D Rating  
Valid till 2028

**Service Charge**        £3.50 per sqft

Customisable Leasing Options:

- Entire building, individual floors, or front/rear sections of each floor.
- Ideal for creative industries, tech start-ups, co-working spaces, or showrooms.
- Competitive pricing in a desirable North London location.
- Situated in the vibrant area of Stoke Newington, surrounded by independent shops, cafes, and restaurants.
- A community-focused neighbourhood with excellent transport links to the city.

With its blend of history, modern design, and full amenities, this property is a standout opportunity for businesses looking to grow.



**Viewings**    Joseph Tzouvanni    |    [joseph@mortimersurveyors.com](mailto:joseph@mortimersurveyors.com)    |    07507 706570

