



NEWLY REFURBISHED OFFICES

Bonsoir House

3 Victorian Grove, Stoke Newington, N16 8EN

BONSOIR HOUSE N16

NEWLY FULLY REFURBISHED FORMER INDUSTRIAL BUILDING

OFFICES TO BE LET

2,375 to 7,417 sq ft
(220.64 to 689.06 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	2,375 to 7,417 sq ft
Rent	Rent on application
Service Charge	£3.50 per sq ft
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. Parts of the building have been Let to various creative companies with only two units available.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Description	sq ft	sq m	Availability
Ground - Unit 1	Ground	Unit 1	2,657	246.84	Let
Ground - Unit 2	Ground	Unit 2	2,375	220.64	Available
2nd - Unit 7	2nd	Unit 7	2,415	224.36	Available
Total			7,447	691.84	

Rent

Unit 2

First year £28,500 pax
Second year £42,750 pax
Third Year £57,000 pax

Unit 7

First Year £28,980 pax
Second Year £43,470 pax
Third Year £57,960 pax

Lease

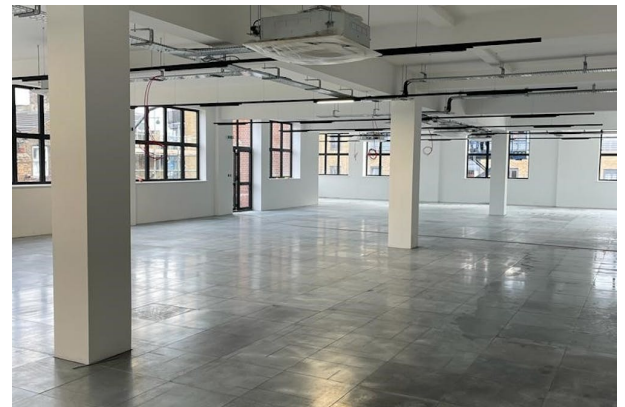
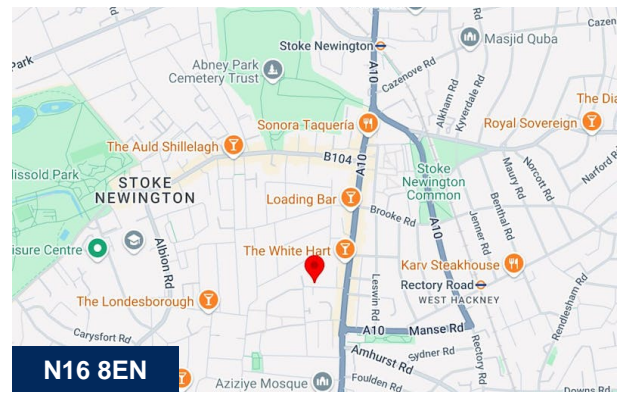
New proportional Full Repairing & Insuring Leases to be granted for a term of years to be agreed, subject to periodic rent reviews. Leases are to be granted outside the security of the Landlord & Tenant Act 1954

IDENTIFICATION

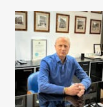
In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through owner's agents as above



Viewing & Further Information



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