



## TO LET

**Bonsoir House, 3  
Victorian Grove, Stoke  
Newington, N16 8EN**

2,700 to 8,329 sq ft

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



**VIDEO TOUR**

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## Description

The building started out as a textile factory creating garments for Silvo Groups brand - Bonsoir Pyjamas. Elements of the original warehouse features have been retained and enhanced to create a unique blend of the industrial and modern working aesthetic. Offering three floors of open plan studio style accommodation, each floor being flooded with natural light, creating an inspiring creative environment.

In addition there is a small 325 square foot basement, as well as an ancillary self contained building to the rear of 500 square feet, available by separate negotiation.

The Landlord is currently splitting the 1st floor to provide 2 x 2500 sq ft units (subject to final measurement) in addition the ground and 2nd floor can also be split.

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## Location

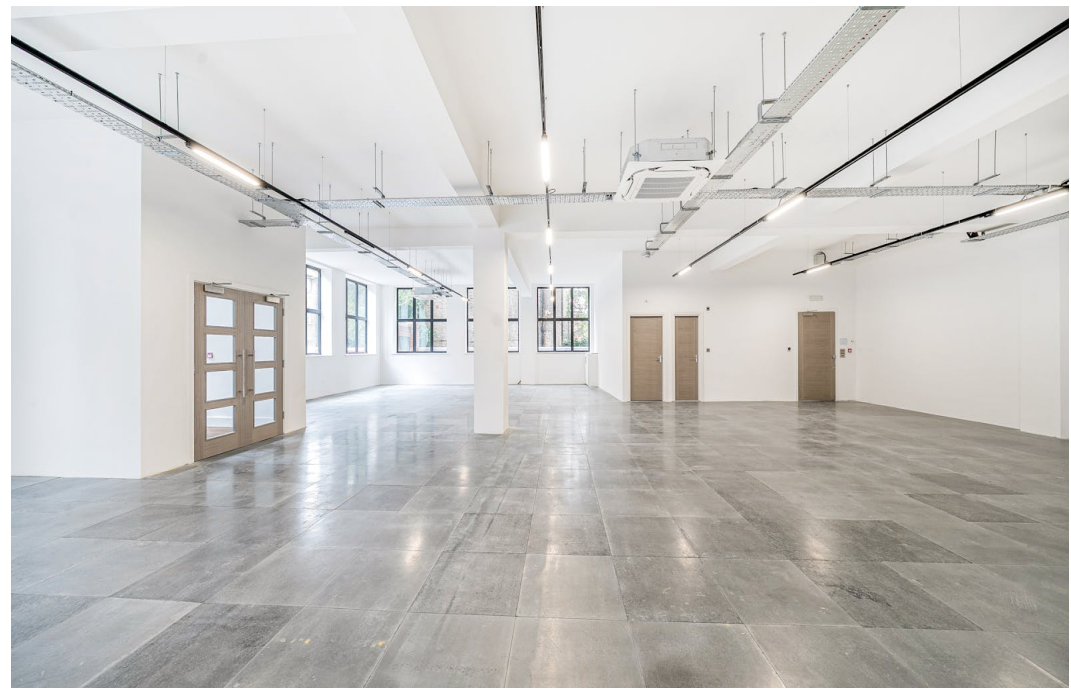
Situated virtually at the corner of Victorian Grove and Stoke Newington High Street, being a short walk to the bars, restaurants and shops of Stoke Newington Church Street, and in a fantastic position to take advantage of the amenities of Stoke Newington, Clissold Park and Stoke Newington Common.

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## Key points

- Floors range from 325 - 5,482 sq ft
- Floors can be split into two, providing approx 2500 sq ft each
- Three floors of open plan studio space and kitchens to each floor
- Just off Stoke Newington High Street
- New lift and windows
- New air conditioning
- Raised accessible flooring and high ceilings
- Can be let as a whole or on a floor by floor basis





## Accommodation

Name	sq ft	sq m	Availability
Basement	325	30.19	Available
Ground	5,304	492.76	Available
1st - front	2,700	250.84	Let
1st - rear	2,700	250.84	Available
2nd	4,915	456.62	Let
Ancillary - available by negotiation	500	46.45	Under Offer

## Rents, Rates & Charges

Lease	New Lease
Rent	£12 - £24 per sq ft annual increases by £5psf over the first 3 years
Rates	£10 per sq ft Estimate, not yet reassessed
Service Charge	On application
VAT	On application
EPC	D (79)

## Viewing & Further Information



**Alex Zeckler**  
0207 538 9253  
07961238152  
azeckler@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com



**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

## Joint Agents

Christo & Co (Joint Agent)

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