

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**£16,000 PER ANNUM**

- Self Contained Office
- 620 sq. ft
- Opposite Clissold Park
- New Lease
- Kitchen & Shower
- Secure Cycle Storage

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



# About The Property...

Placed adjacent to Clissold Park, sits this self contained office space offering 620 sq. ft internally and is offered fitted with both a kitchenette area and shower room. The space has been thoughtfully partitioned to create two distinct areas, one to the front and one to the rear of the unit which brings both flexibility and privacy to the unit.

The unit boasts a double glazed, wall to wall frontage as well as gas central heating, skylight windows to the rear section of the property, sensor spotlights throughout and both bicycle storage and bin stores.

## Key Information

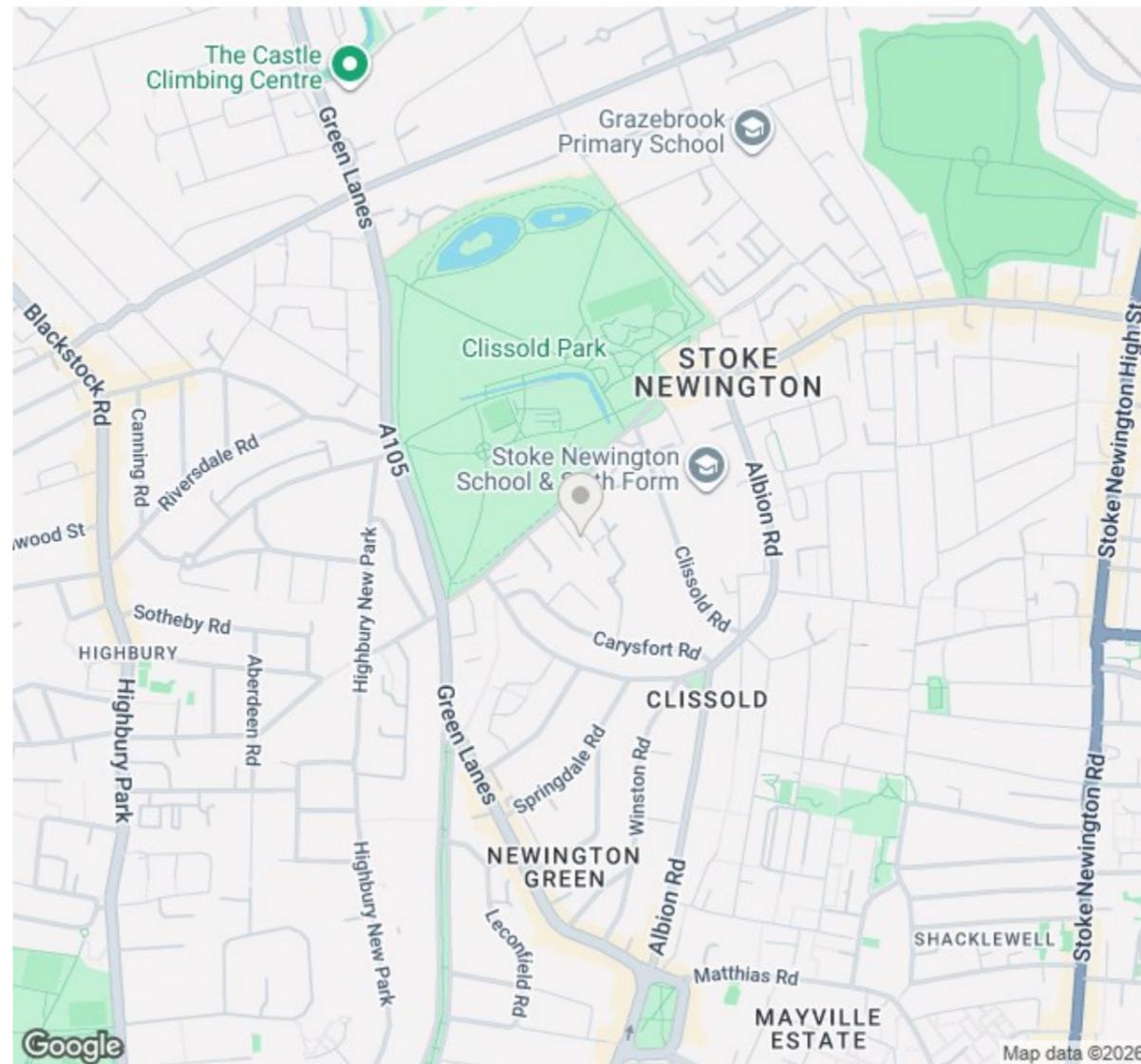
New Lease Offered

Lease Subject To 3 Months Rent Deposit

EPC Rating 44/B

Current Rateable Value - £25,500

Estimated Rates Payable - £12,724



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