



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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	

Contact Us:

02072 490272

E-mail us:

sales@michaelnaik.com

Visit our website:

www.michaelnaik.com

• High-Spec
 • 2,250 sq. ft
 • Office/Studio Space
 • Available now
 • Lift Access

£22,500 PER ANNUM

• Air Conditioning



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...

Set on the top floor of a former textiles factory, this open plan commercial space spans approximately 2,250 sq. ft in total with tonnes of natural light with three and a half meter ceiling height, lending perfectly to the creative industry as a studio style space, and comes with air conditioning (with heating function) already installed, along with a separate canteen style kitchen, and three WC's (one being wheelchair accessible), the premises is fitted with track lighting and video entry, whilst the building itself benefits from lift access. Bonsoir House is just a short walk from Rectory Road station and around 12. minutes to Liverpool Street by train,

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.

Stepped Rent Increase

Year 1 - £10 per sq. ft (£22,500)

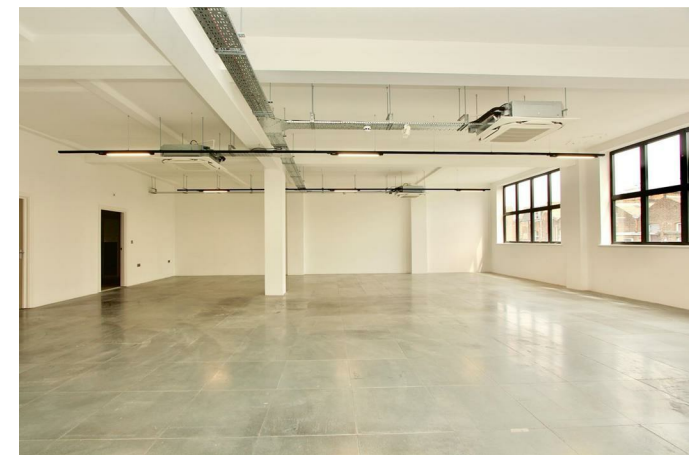
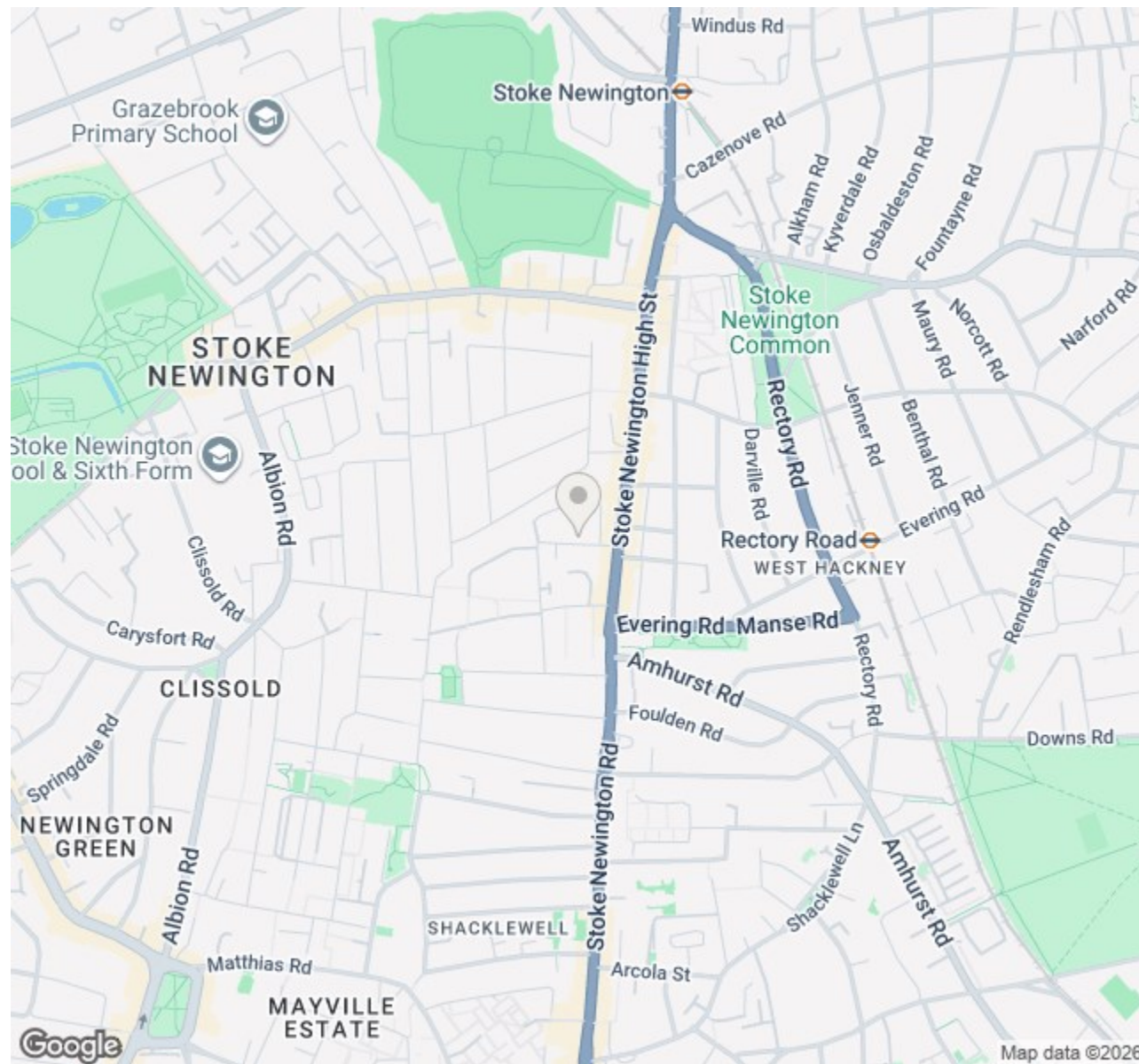
Year 2 - £17.50 per sq. ft (£39,375)

Year 3 - £25 per sq. ft (£56,250)

Year 5 - review at open market rent

Key Information

New Lease, Minimum of 5 Years



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