



**TO LET**

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

**2,457 sq ft**

**A Recently Refurbished  
Office Floor in a  
Converted Warehouse  
Building**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

The second floor is offered as an open plan style studio accommodation, flooded with natural light, combining to create an inspiring creative environment.

The building started out as a textile factory creating garments for the 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.

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.

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## Location

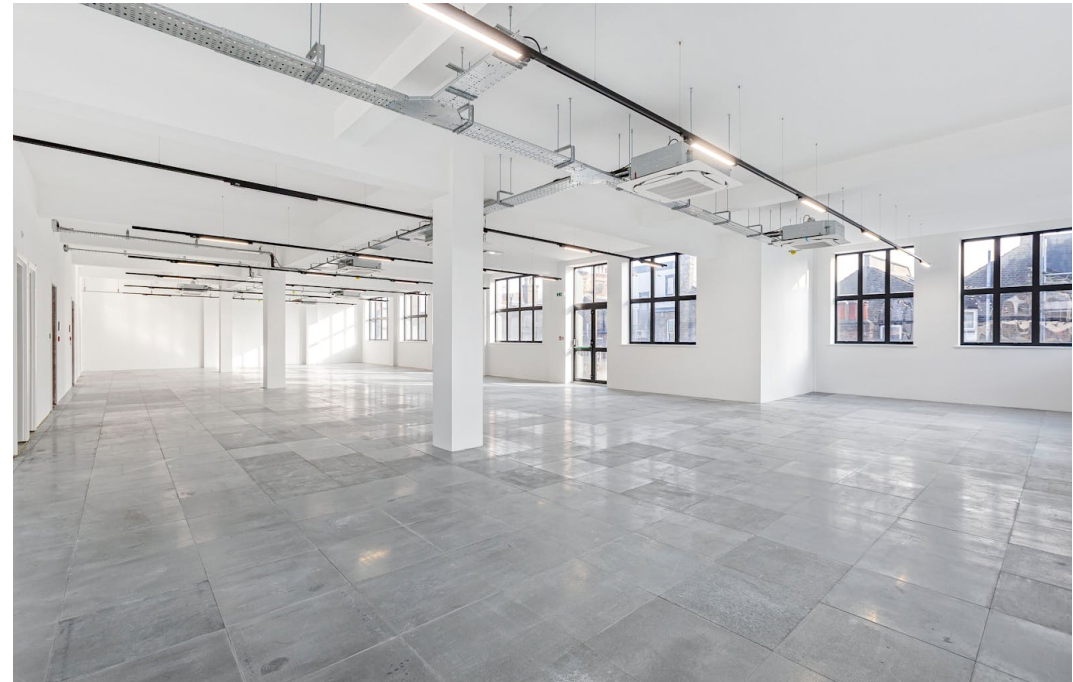
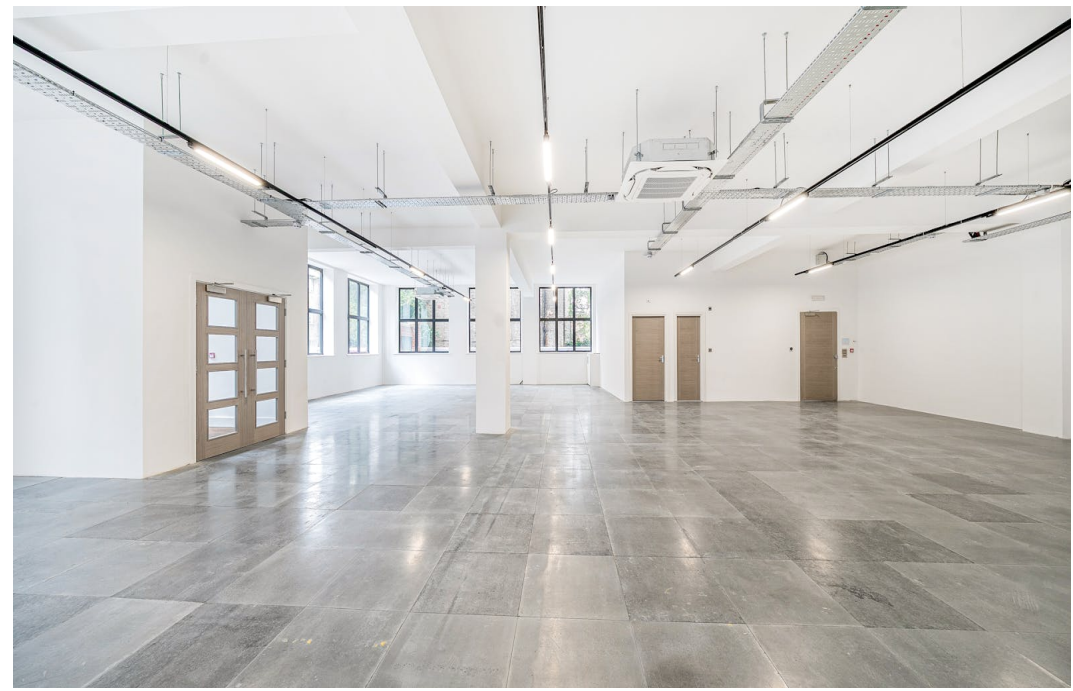
Situated virtually at the corner of Victorian Grove and Stoke Newington High Street, being a short walk to the bars, restaurants and shops of Stoke Newington Church Street, and in a fantastic position to take advantage of the amenities of Stoke Newington, Clissold Park and Stoke Newington Common.

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## Key points

- Last Remaining Floor!
- New Lift and Windows
- Open Plan Studio Space & Kitchen
- New Air Conditioning
- Stoke Newington High Street Nearby
- Raised Accessible Flooring and High Ceilings





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## Accommodation

Name	sq ft	sq m	Availability
2nd	2,457	228.26	Available

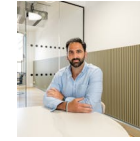
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## Rents, Rates & Charges

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)

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## Viewing & Further Information



**Dimitri Melaisi**  
0203 911 3666  
07940239327  
dmelaisi@stirlingackroyd.com



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



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

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## Joint Agents

Christo & Co (Joint Agent)

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