



TO LET

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

2,500 sq ft

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



VIDEO TOUR

stirlingackroyd.com



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.

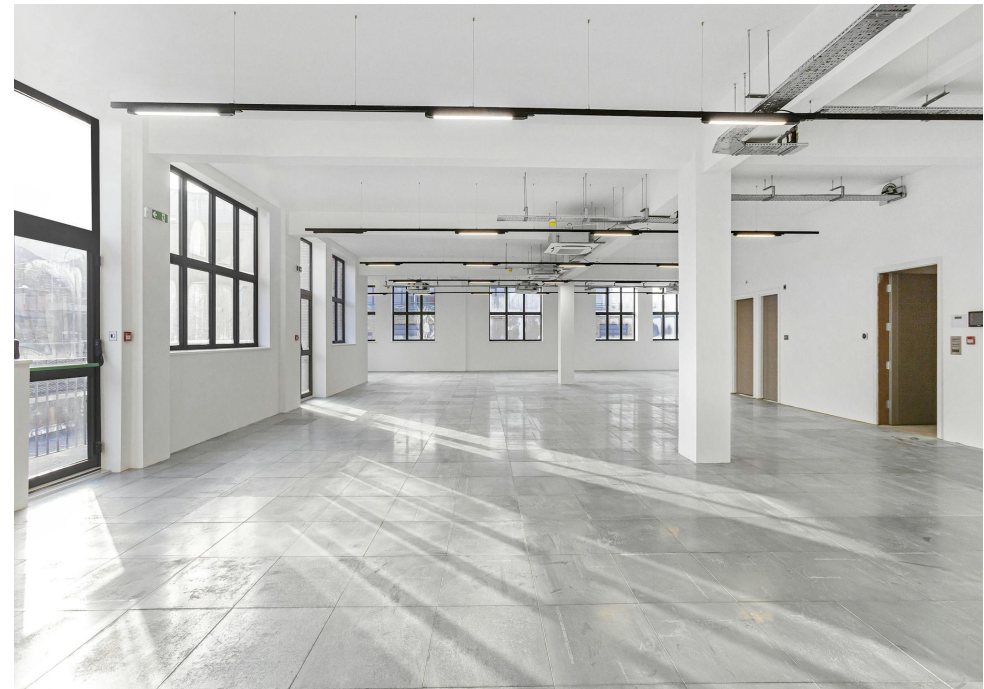
In addition there is a small 325 square foot basement, as well as an ancillary self contained building to the rear of 500 square feet, available by separate negotiation.

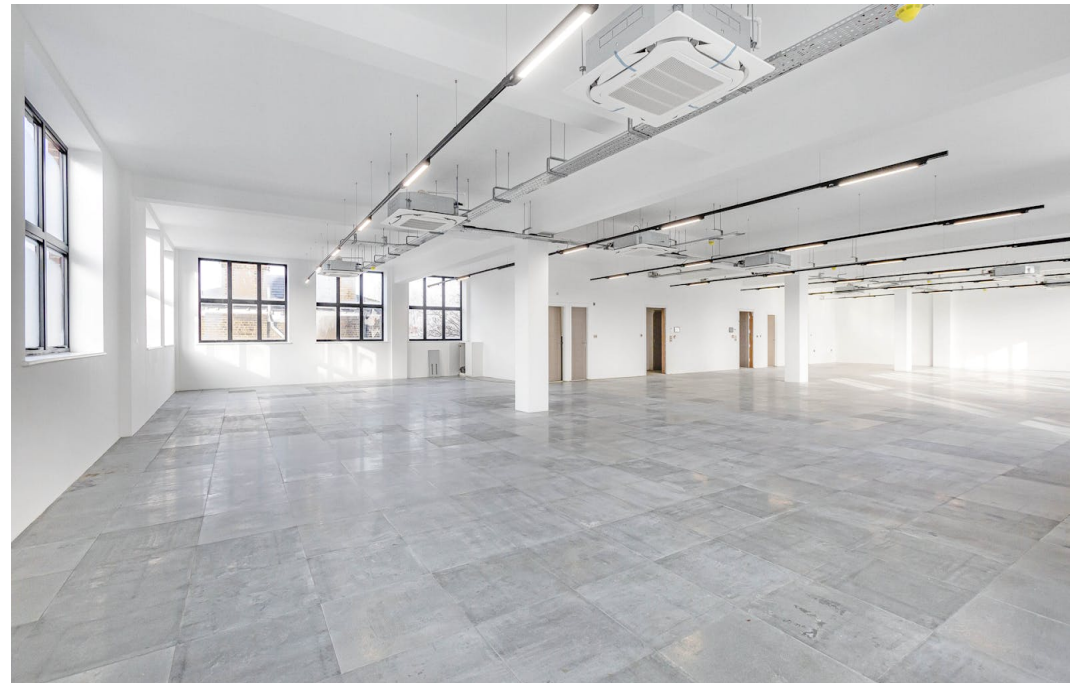
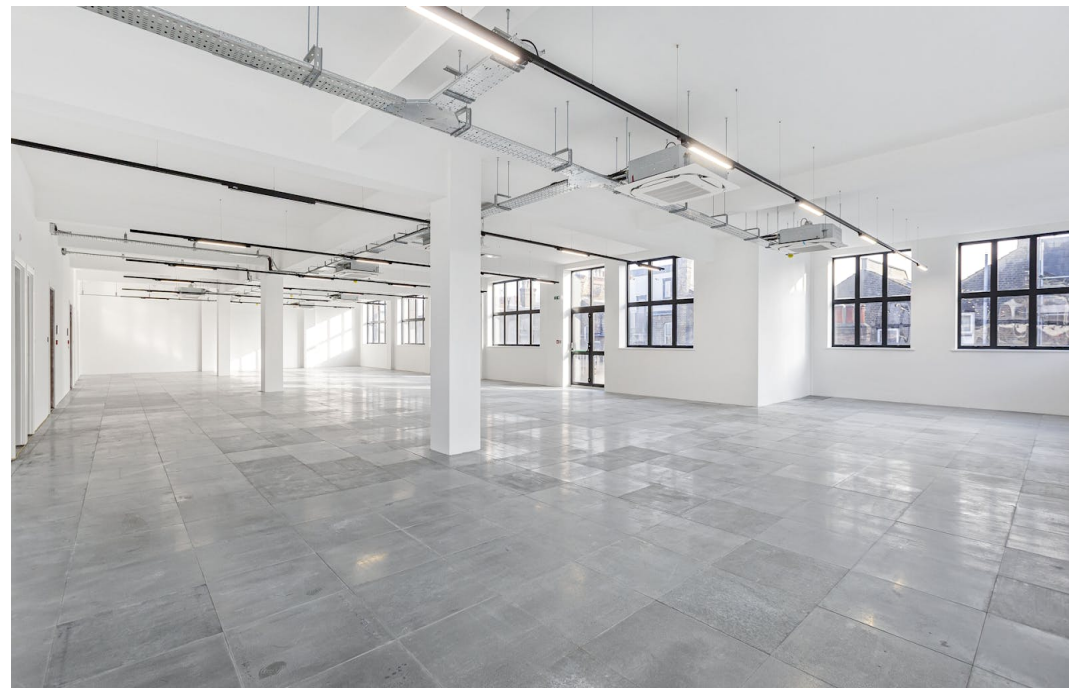
Location

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.

Key points

- 2500 sq ft floor plates
- Total area - 16,526 square feet including ancillary space
- 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





Rents, Rates & Charges

Lease	New Lease
Rent	£20 per sq ft
Rates	£10 per sq ft Estimate, not yet reassessed
Service Charge	£5 per sq ft
VAT	On application
EPC	D (79)

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

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BONSOIR
HOUSE

1-3 VICTORIAN GROVE • STOKE NEWINGTON

4,915 - 16,026 SQ FT



BONSOIR HOUSE OFFERS NEWLY REFURBISHED OFFICE FLOORS IN A REIMAGINED FORMER ART DECO WAREHOUSE



Elements of the original warehouse features have been retained and enhanced to create a unique blend of industrial and modern working aesthetic.

Bonsoir House started out as a textile factory creating garments for Silvo Groups brand - Bonsoir Pyjamas.

Offering three floors of open plan studio style accommodation, each floor being flooded with natural light creating an inspiring creative environment.

The building is available for rent as a whole or in individual floors.

HIGH SPECIFICATION



Reimagined former
warehouse building



3.5m ceiling
height



Refurbished open
plan upper floors



Fully accessible
raised flooring



VRF air
conditioning



New double glazed fully
openable windows



6 person
lift



Excellent
natural light



Wifi fibre
ready



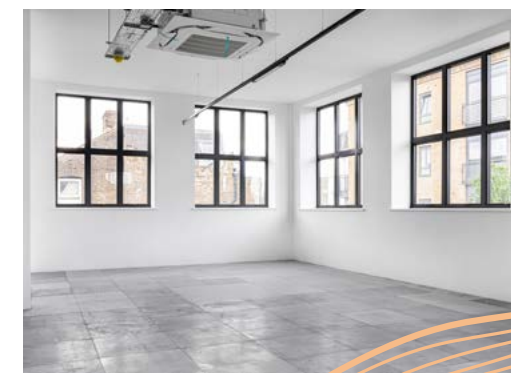
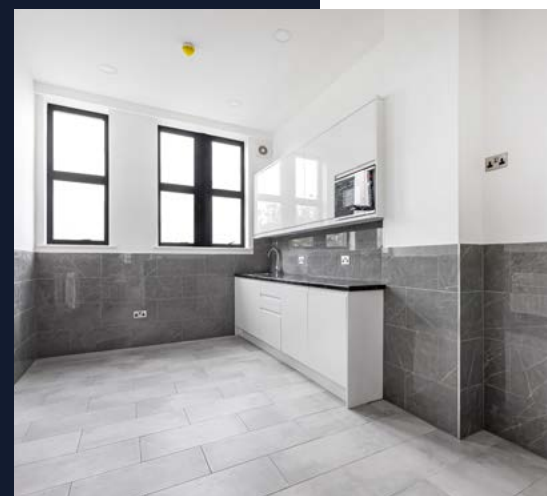
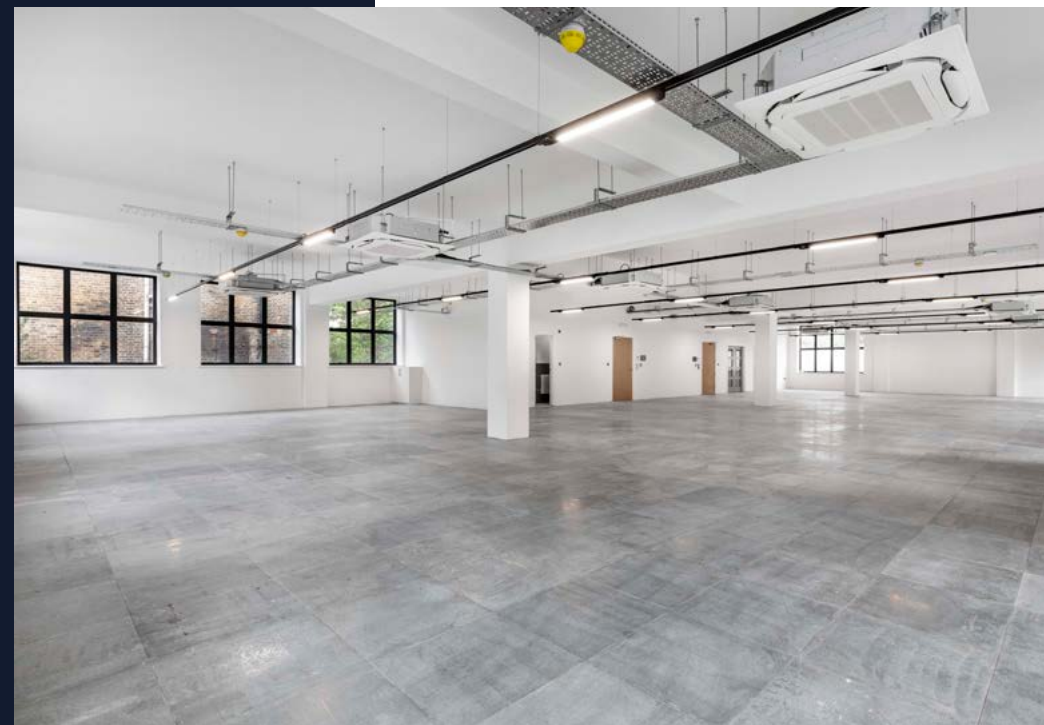
Cycle racks

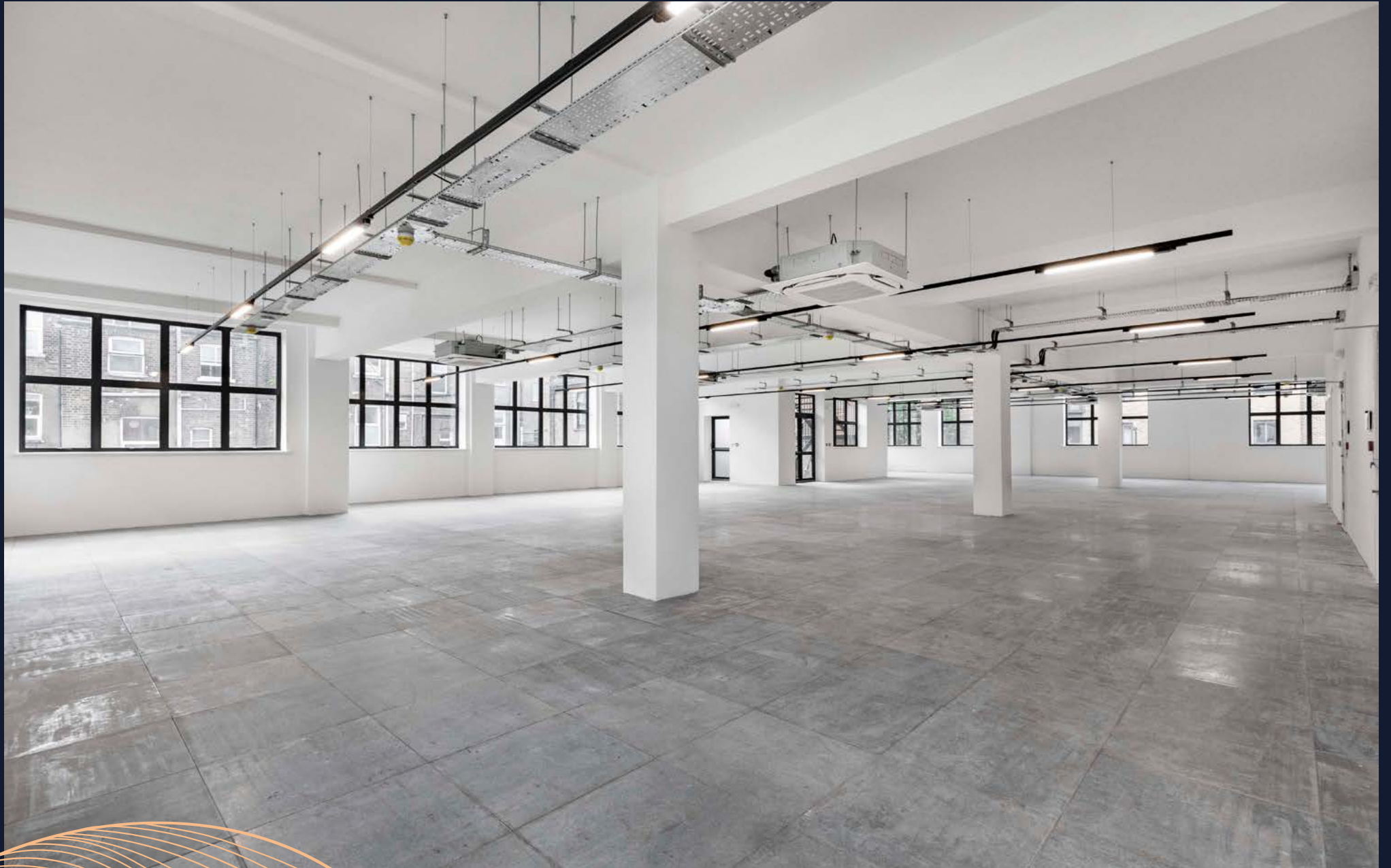


WC facilities to each
floor



Kitchen facilities to
each floor

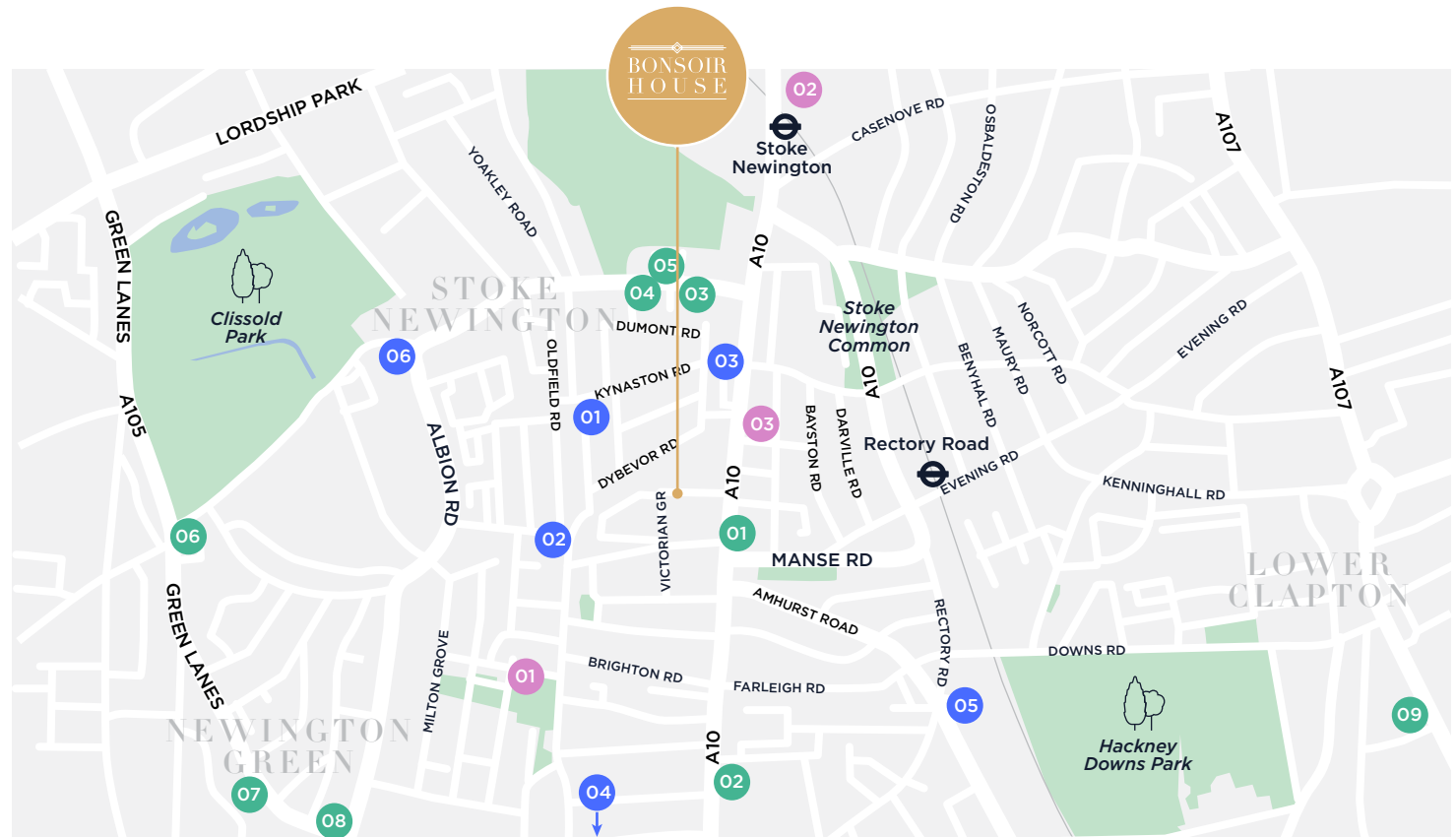




LOCATION

APPROXIMATE 5 MINUTE
WALK TO RECTORY ROAD
STATION.

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.



“
JUST 12 MINUTES
BY TRAIN TO
LIVERPOOL ST

”

LOCAL OCCUPIERS



TO EAT

- | | |
|---------------------|-----------------------------------|
| 01. Victory Mansion | 06. Neighbours Nook Cafe |
| 02. Corrochios | 07. Plant club |
| 03. Rubedo | 08. Perilla |
| 04. Escocesa | 09. My Neighbours - The Dumplings |
| 05. Rasa Street | |



TO DRINK

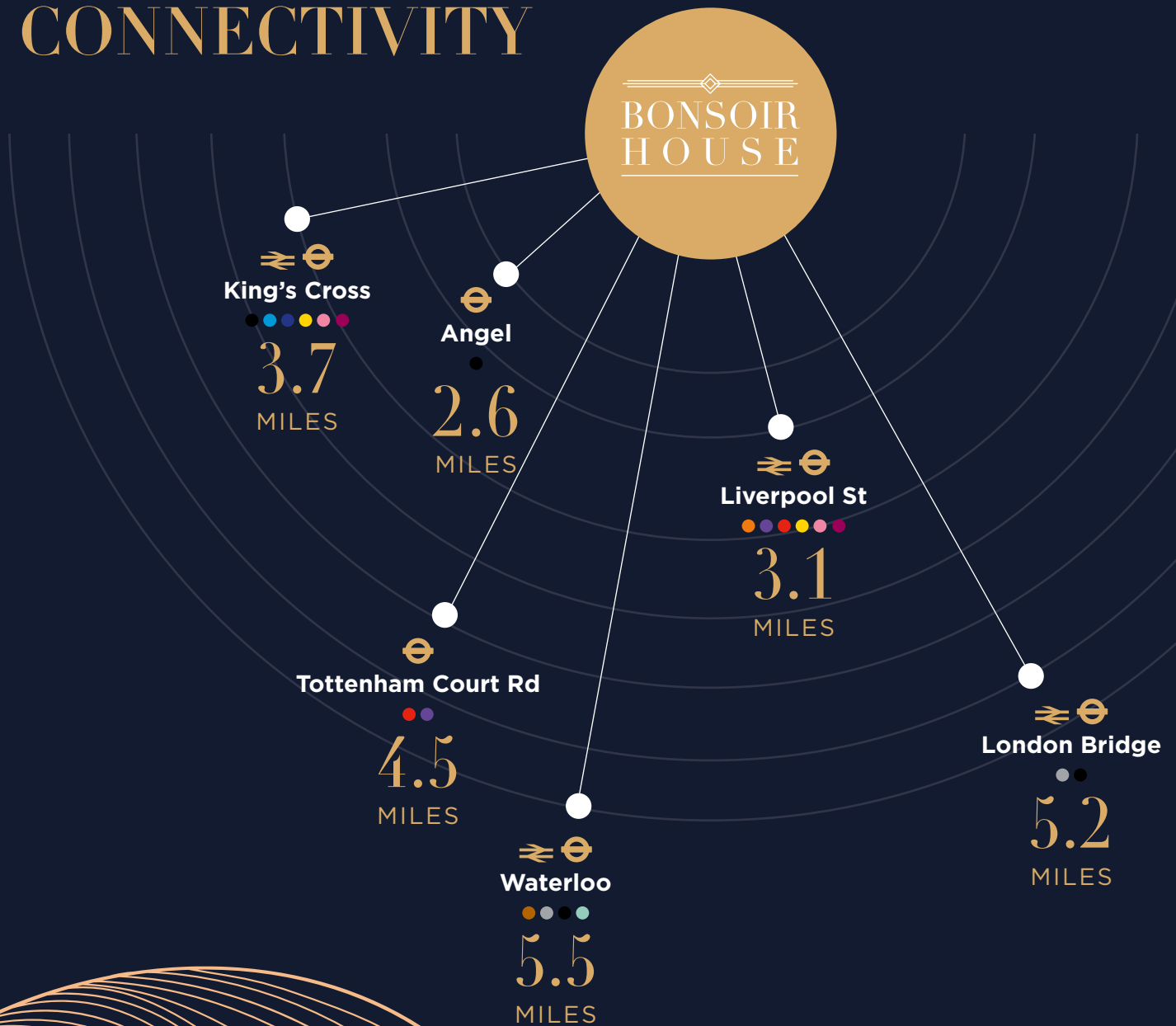
01. The Prince
02. The Londesborough
03. Loading Bar
04. Army & Navy
05. Hand of Glory
06. The Rose and Crown



TO DO

01. Yoga Home
02. Stokey Karaoke
03. Musclevorks Gym 2

CONNECTIVITY



“

STOKE NEWINGTON IS THE IDEAL LOCATION FROM WHICH TO ENJOY THE CAPITAL. BY TUBE OR RAIL, MANY OF CENTRAL LONDON'S KEY DESTINATIONS ARE LESS THAN 20 MINUTES AWAY FROM NEARBY STATIONS.

”

- | | |
|-----------------|----------------------|
| ≡ National Rail | ● Hammersmith & City |
| ⊖ Underground | ● Circle |
| ● Victoria | ● Metropolitan |
| ● Piccadilly | ● Elizabeth Line |
| ● Bakerloo | ● Overground |
| ● Jubilee | ● Waterloo & City |
| ● Northern | |

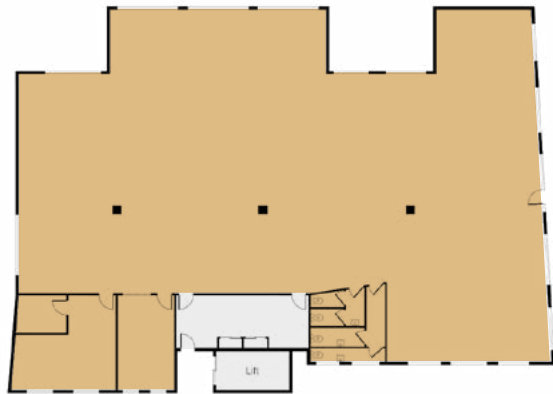
ACCOMMODATION

FLOOR	SQ FT*	SQ M*
Basement	325	29
Ground	5,304	493
First	5,482	509
Second	4,915	457
TOTAL	16,026	1,488

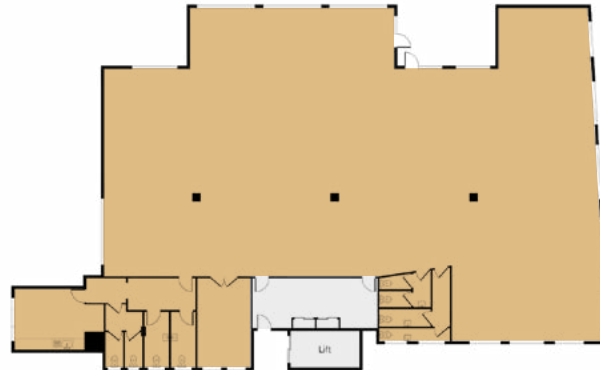
NB. There is an additional self contained ground floor studio of 500 sq ft available to lease by arrangement
*All floors areas are approximate



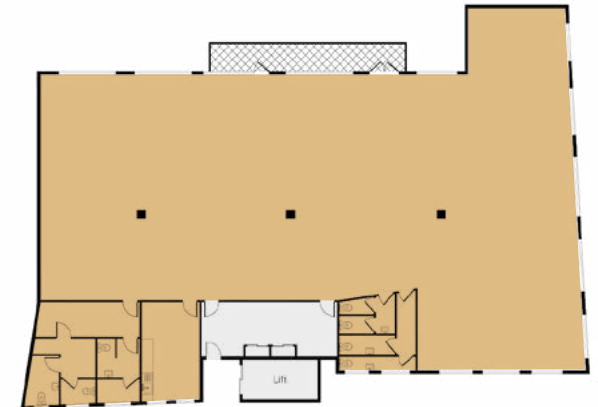
GROUND FLOOR



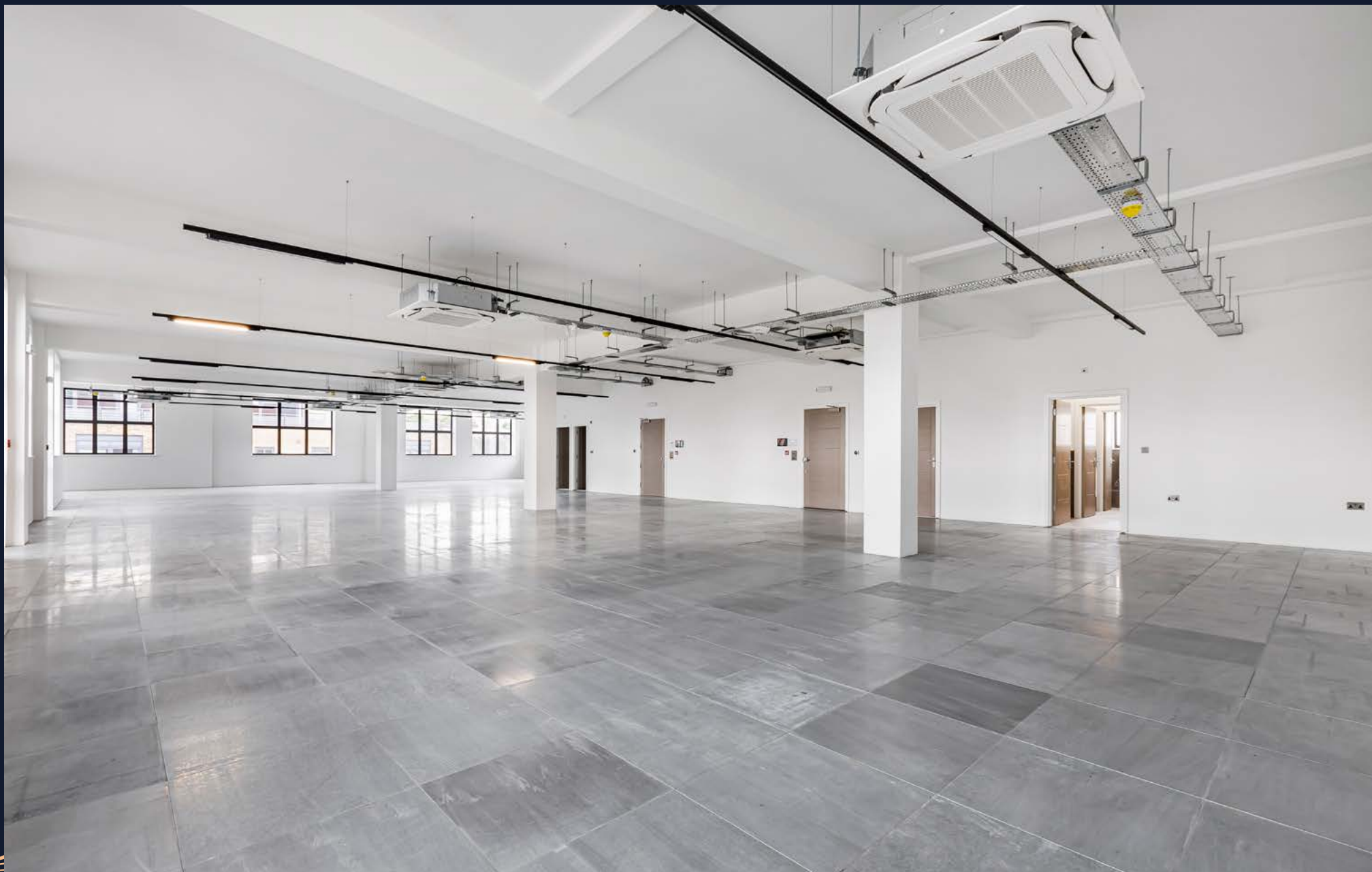
FIRST FLOOR



SECOND FLOOR



VIRTUAL TOUR ▶



FURTHER INFORMATION

VAT

VAT is not presently applicable

EPC

Estimated B

PLANNING USE

E Class offices

TERMS

Available to rent in floors or as a whole on new lease terms to be agreed

LOCAL AUTHORITY

London Borough of Hackney

VIEWINGS

Strictly through joint sole agents

CONTACT DETAILS

For further information please contact:

Lucy Stephens

07789 843729

lucys@stirlingackroyd.com

Paul Stone

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hmann@stirlingackroyd.com



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Energy performance certificate (EPC)

1-3 Victorian Grove LONDON N16 8EN	Energy rating D	Valid until: 30 July 2028
		Certificate number: 0230-3982-0368-9030-9094

Property type	B1 Offices and Workshop businesses
Total floor area	1,514 square metres

Rules on letting this property

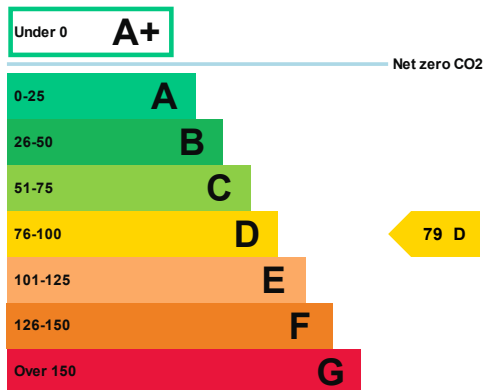
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	31 B
If typical of the existing stock	90 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	81.15
Primary energy use (kWh/m ² per year)	472

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9399-4033-0886-0900-0225\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ori Reiss
Telephone	0845 388 3814
Email	ori@epcassure.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003801
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	EPC Assure Ltd
Employer address	20-22 Wenlock Road London N1 7GU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 July 2018
Date of certificate	31 July 2018