



Harmony House

2A Piano Lane, Carysfort Road, London, N16 9BL

**Ground floor newly
refurbished office / leisure
space available on a new
lease**

1,530 sq ft
(142.14 sq m)

- Self contained
- Kitchenette
- Accessible W/C
- 24 hour concierge
- Parking available

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Summary

Available Size	1,530 sq ft
Rent	£33,000 per annum
Rates Payable	£14,720 per annum
Rateable Value	£29,500
Service Charge	£3,192.07 per annum Includes 24 Hour concierge and building insurance
VAT	Applicable. Applicable on rent, rental deposit and service charge
EPC Rating	C

Description

1,530 sq ft ground floor open-plan studio space. This versatile E-class unit is located on the ground floor of a secure, mixed-use gated development. It features abundant natural light, it's own kitchenette, private access, a bicycle rack, communal shower facilities, a 24 hour concierge service, and high ceilings. The unit offers an open-plan layout, with parking available through a separate agreement. Suitable for a wide range of uses such as a gym, dance studio, photography studio, art gallery and plenty more.

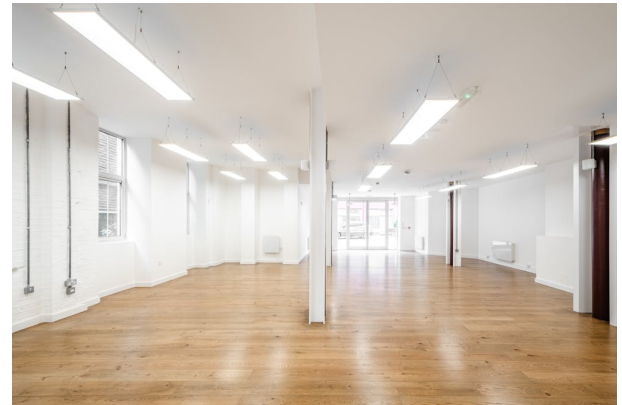
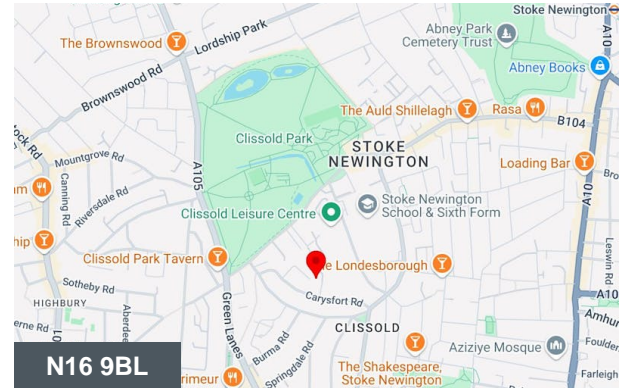
Location

Piano Lane, adjacent to Clissold Park, is located in the borough of Hackney. Nearby transport links include Rectory Road and Stoke Newington overground stations, providing easy access to Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,530	142.14	Coming Soon
Total	1,530	142.14	



Viewing & Further Information



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WC
4'6" x 2'7"
(1.37m x 0.79m)

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4'6" x 2'7"
(1.37m x 0.79m)

Washroom
4'11" x 3'11"
(1.50m x 1.19m)



10'10" x 3'5"
(3.30m x 1.04m)

Commercial Space
62'8" x 29'3"
(19.10m x 8.92m)

Ground Floor

Approx. Gross Internal Floor Area 1530 sq. ft / 142.14 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property