



**STIRLING  
ACKROYD**

## **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](http://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.

---

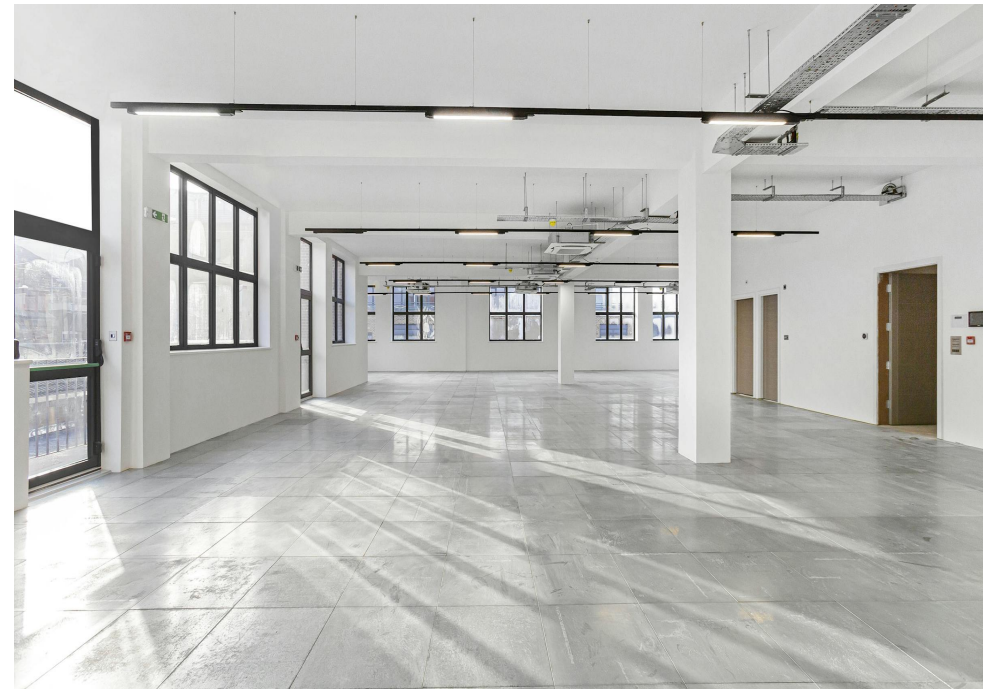
## Location

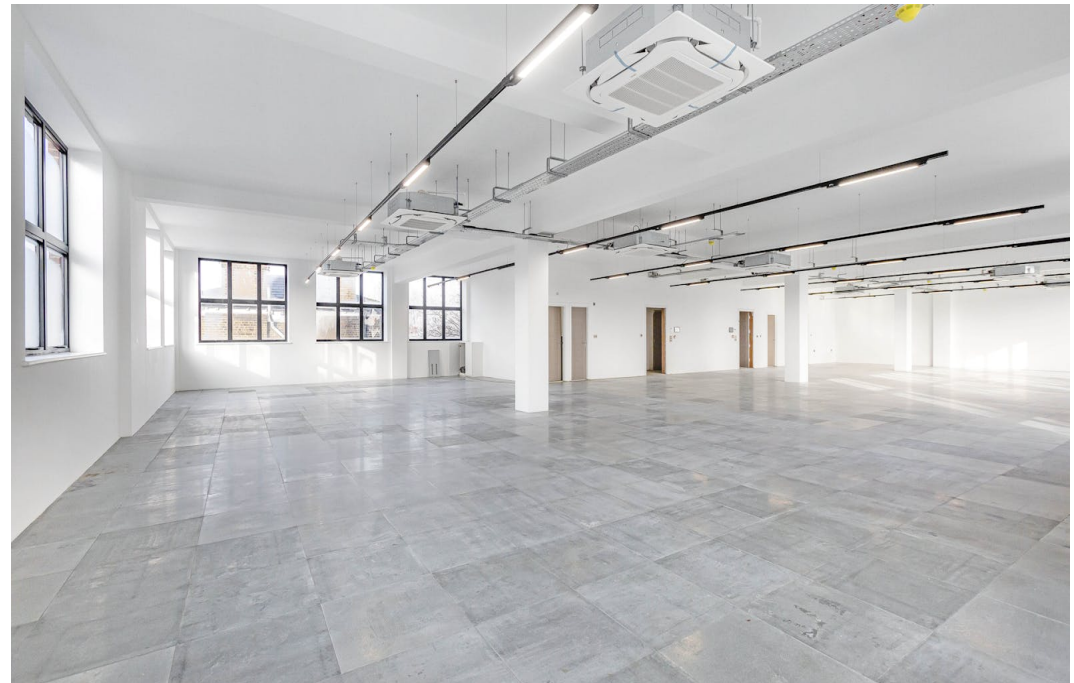
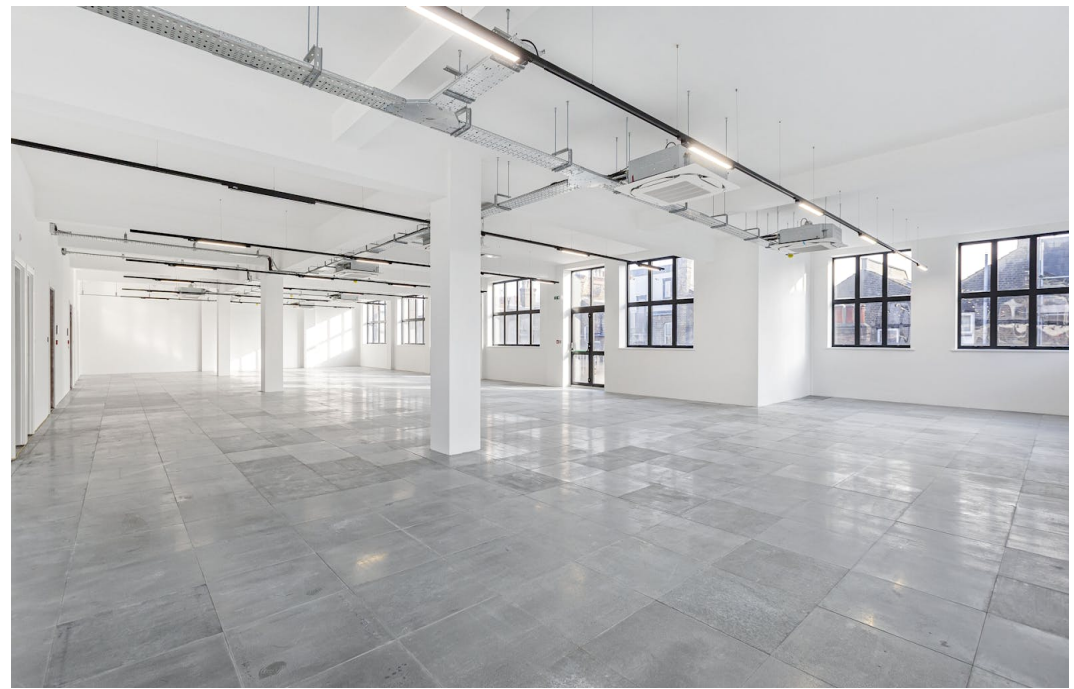
Situated virtually at the corner of Victorian Grove and Stoke Newington High Street, being a short walk to the bars, restaurants and shops of Stoke Newington Church Street, and in a fantastic position to take advantage of the amenities of Stoke Newington, Clissold Park and Stoke Newington Common.

---

## 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



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com

**Rachel Kiddie (Deleted)**  
020 3967 7628  
rkiddie@stirlingackroyd.com

**Theo Beckford**  
0203 911 3666  
Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 03/06/2024



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



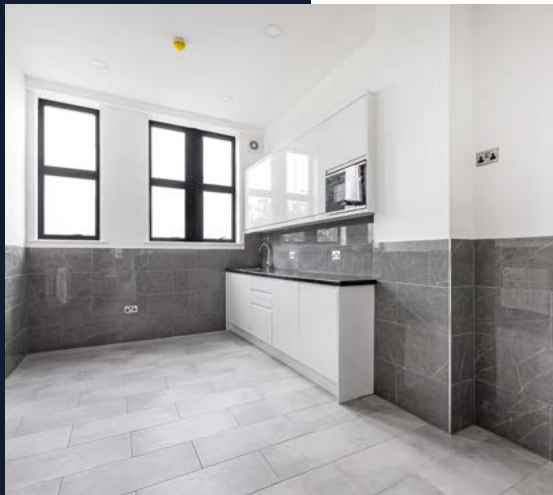
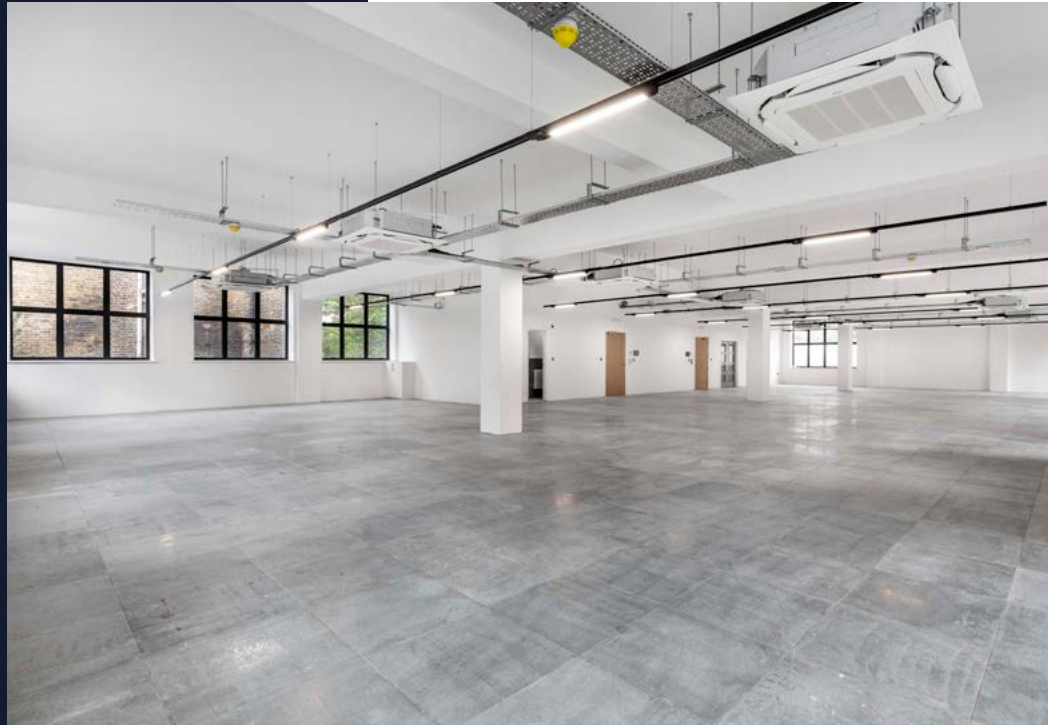
Cycle racks

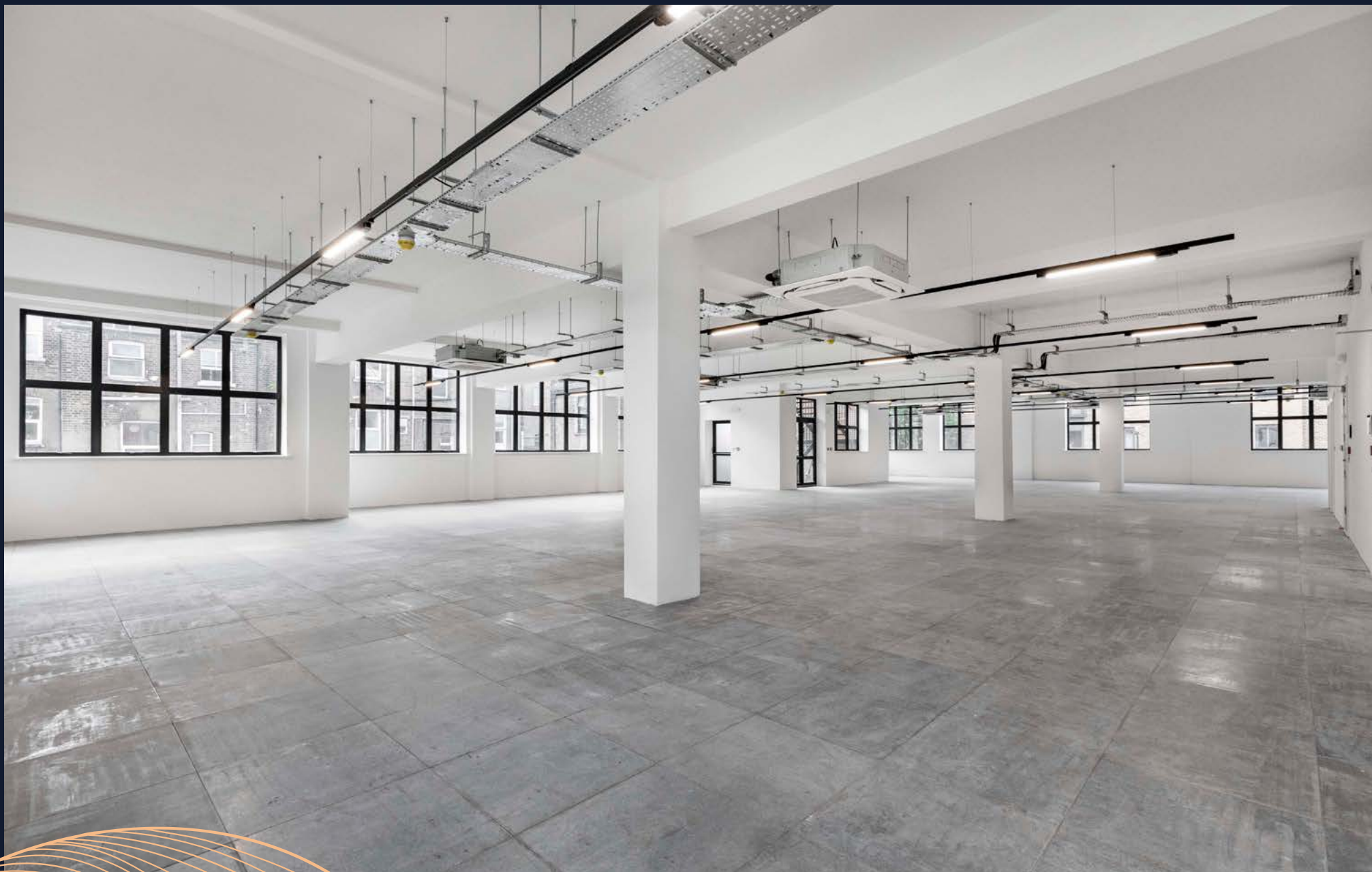


WC facilities to each  
floor



Kitchen facilities to  
each floor



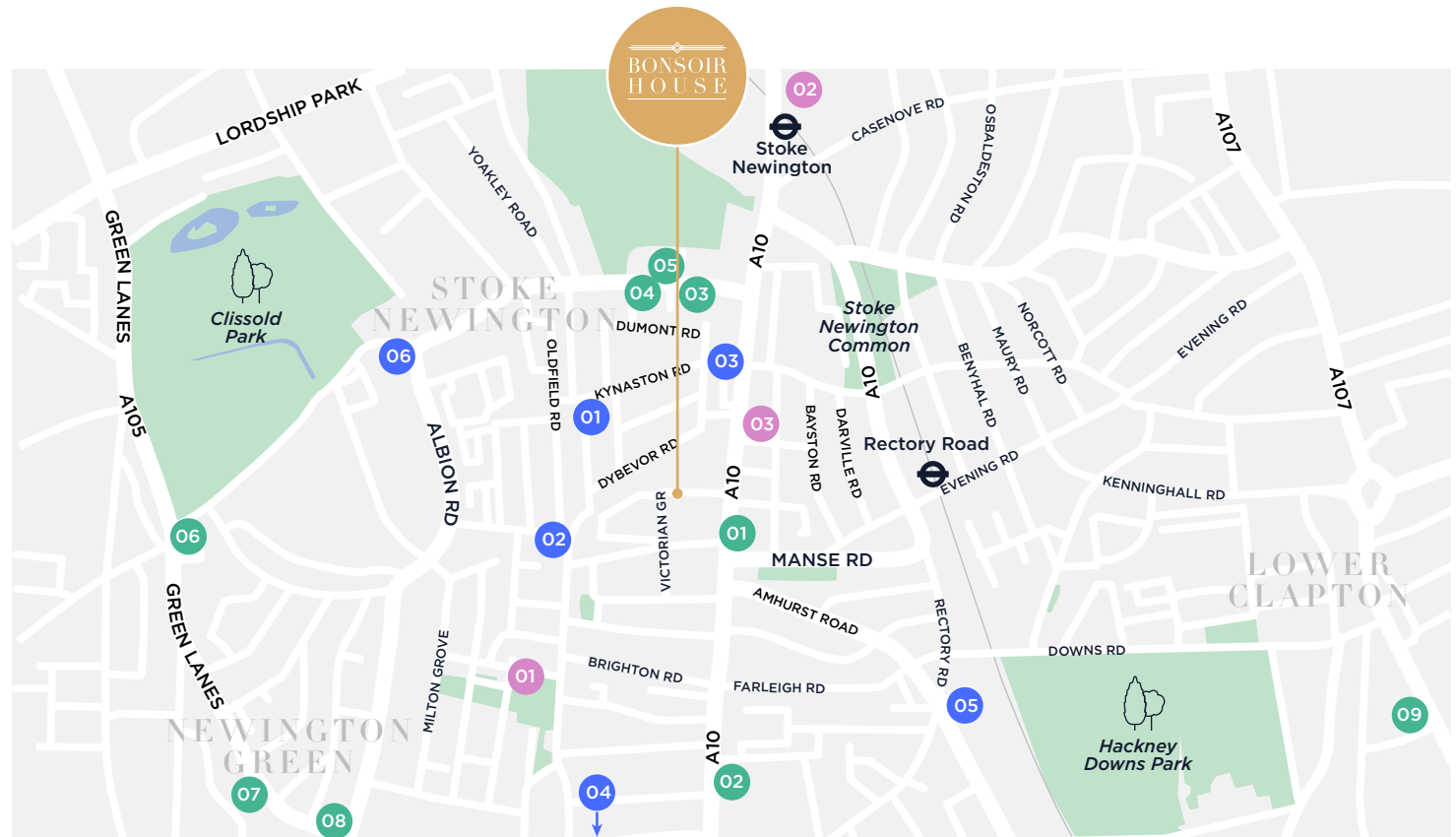




## LOCATION

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

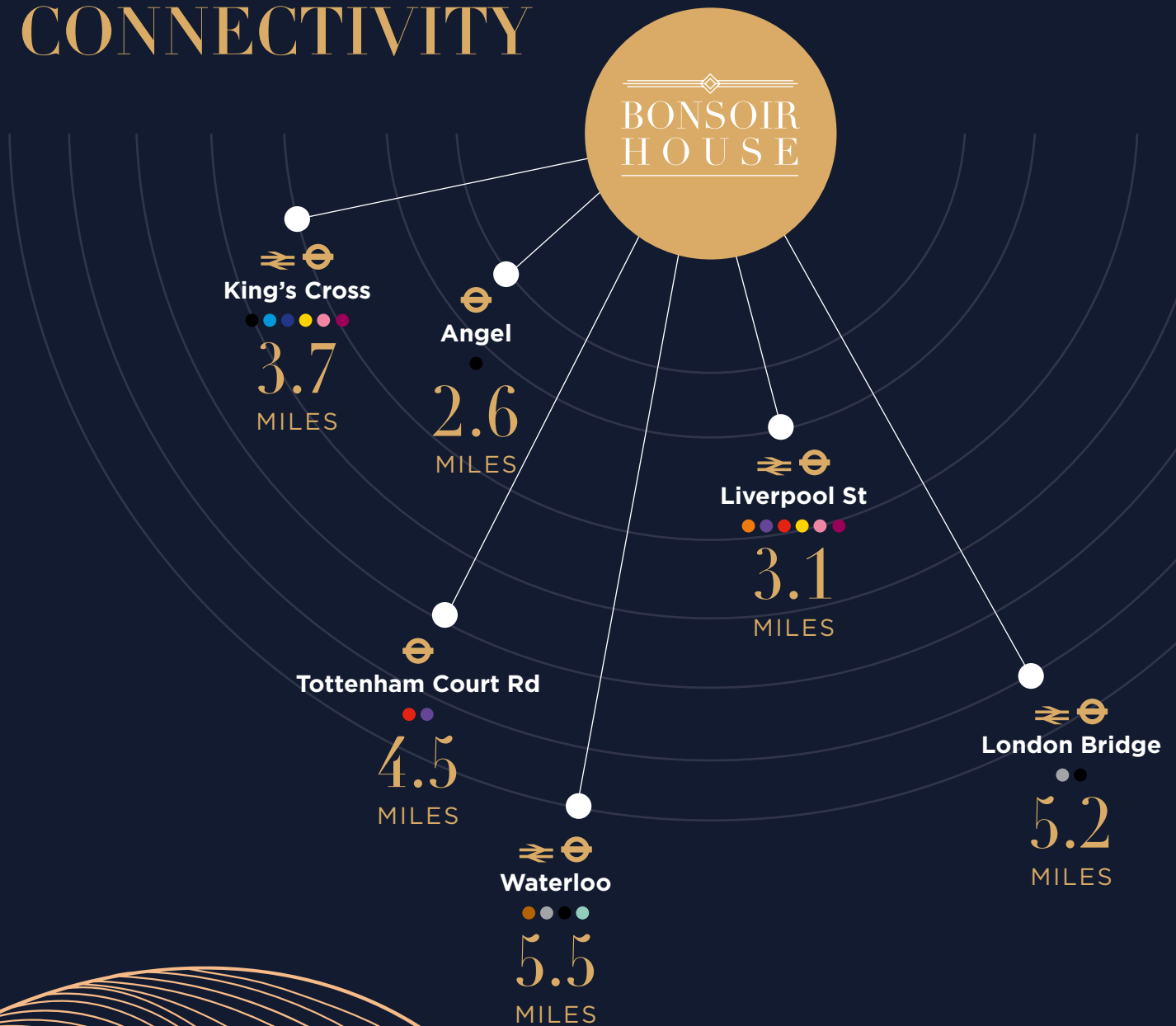
01. The Prince
02. The Londesborough
03. Loading Bar
04. Army & Navy
05. Hand of Glory
06. The Rose and Crown



#### 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      |                    |

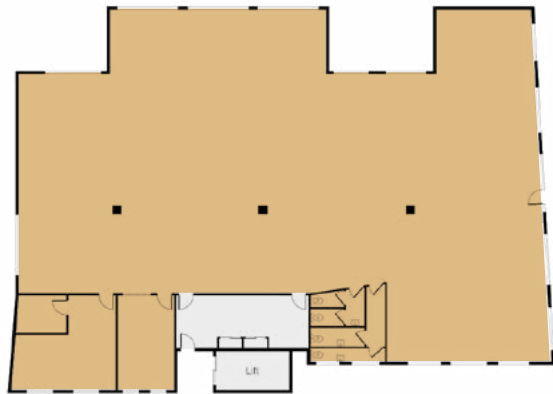
# ACCOMMODATION

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

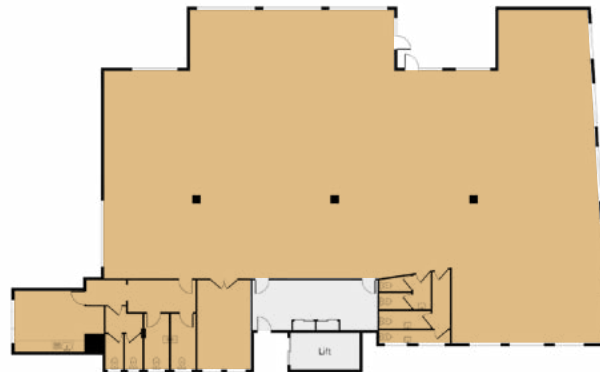
NB. There is an additional self contained ground floor studio of 500 sq ft available to lease by arrangement  
\*All floors areas are approximate



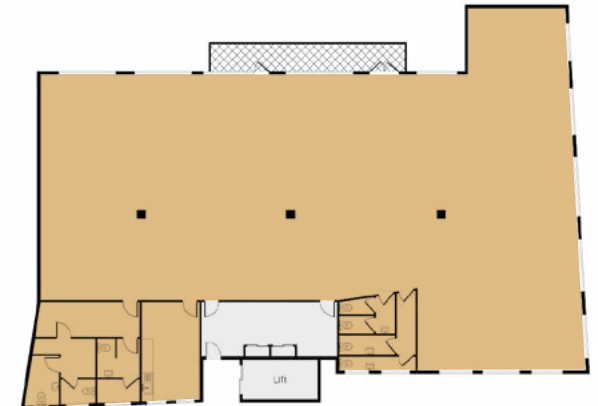
GROUND FLOOR



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

07973 845 462

paul.stone@christo.co.uk

### Harry Mann

07947 728313

hmann@stirlingackroyd.com



Stirling Ackroyd and Christo & Co for themselves and for the vendors or lessors of this property for the property whose agents they are given notice that: - 1) The particulars are set out as general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; 2) All description, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3) No person in the employment of Sterling Ackroyd and Christo & Co has any authority to make or give any representation or warranty whatsoever in relation to this property. May 2023

Map data ©2023 Google Maps. Design by darwooddesign.com.

## Energy performance certificate (EPC)

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

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

### Rules on letting this property

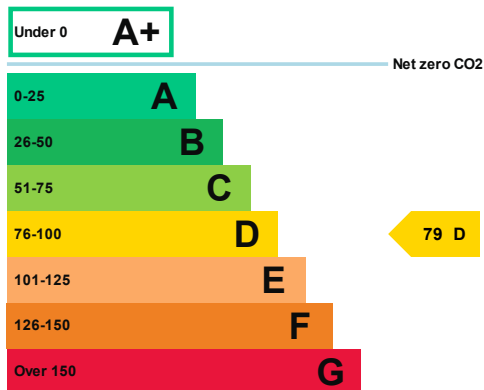
Properties can be let if they have an energy rating from A+ to E.

### 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	<b>31 B</b>
If typical of the existing stock	<b>90 D</b>

## 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 <sub>2</sub> /m <sup>2</sup> per year)	81.15
Primary energy use (kWh/m <sup>2</sup> 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	<a href="mailto:ori@epcassure.com">ori@epcassure.com</a>

### 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	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### 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