



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



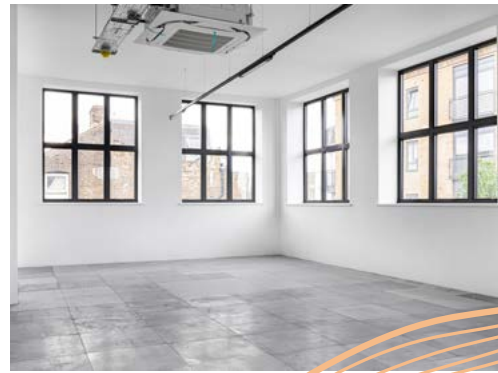
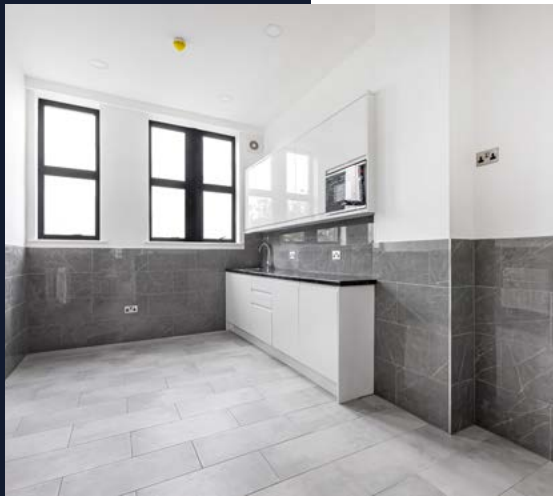
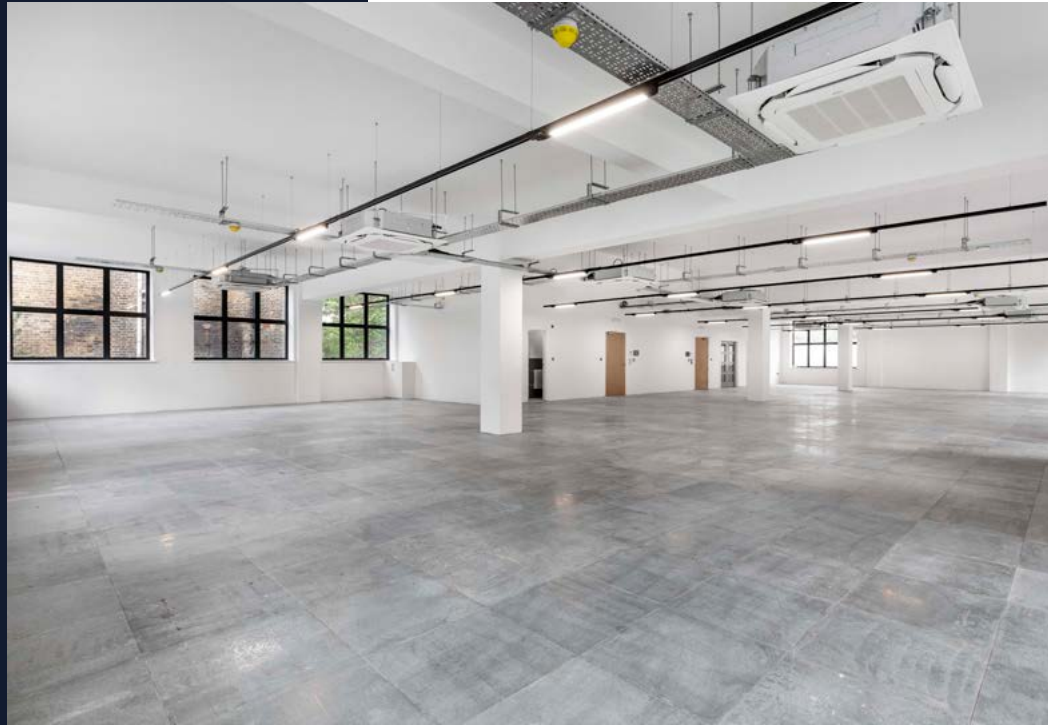
Cycle racks

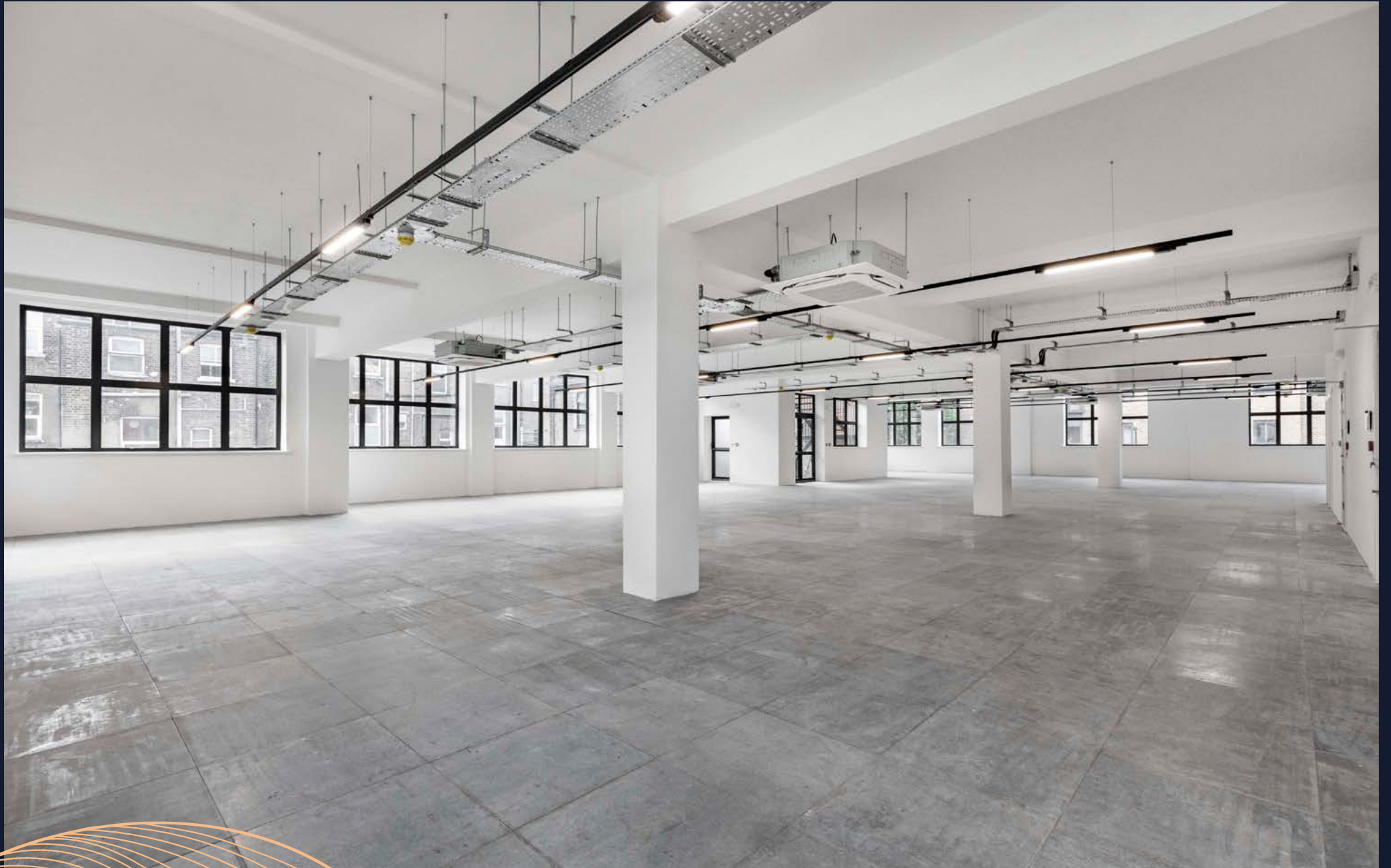


WC facilities to each
floor



Kitchen facilities to
each floor

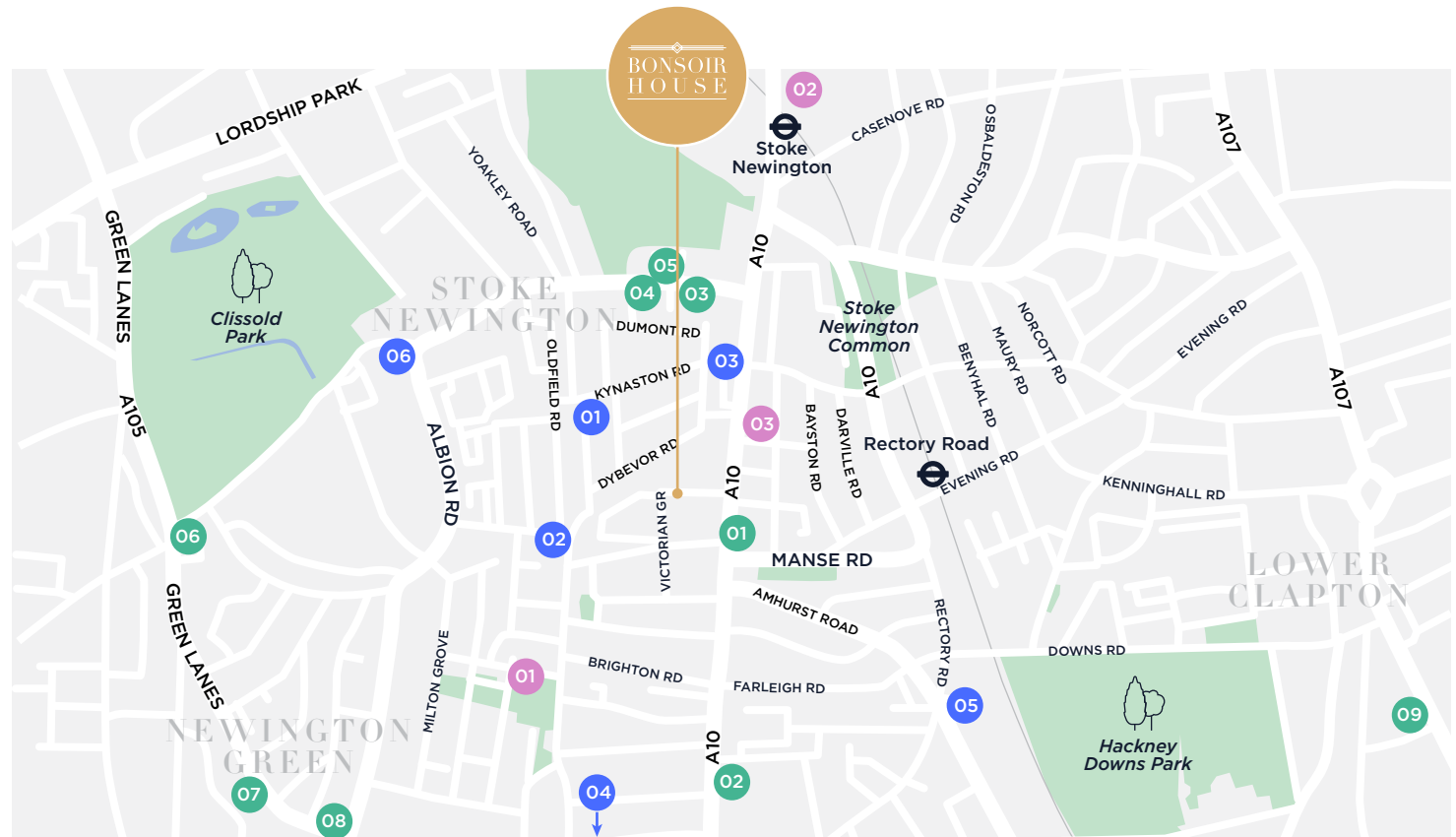




LOCATION

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



TO DRINK

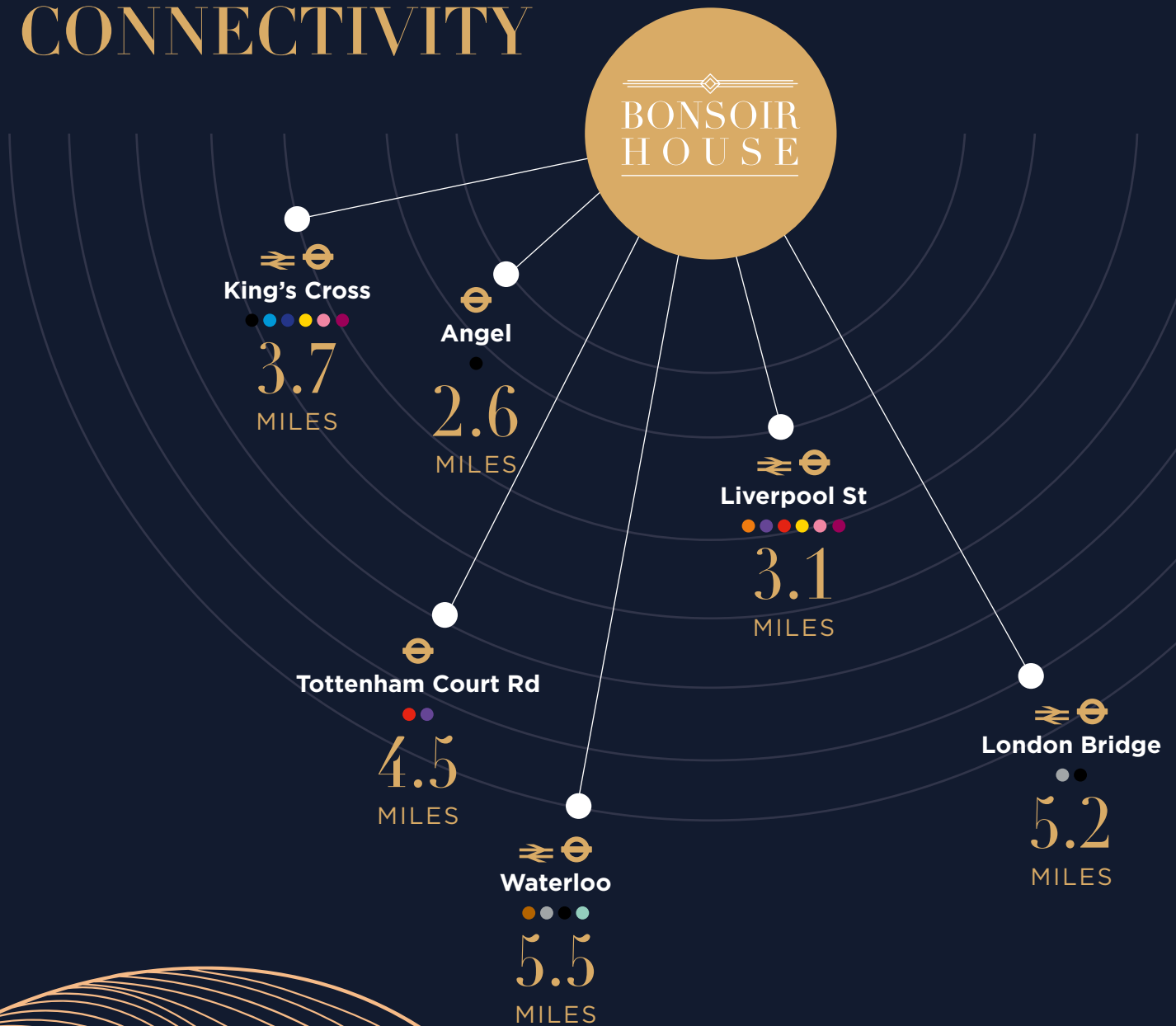
- 01. The Prince
- 02. The Londesborough
- 03. Loading Bar
- 04. Army & Navy
- 05. Hand of Glory
- 06. The Rose and Crown



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 | |

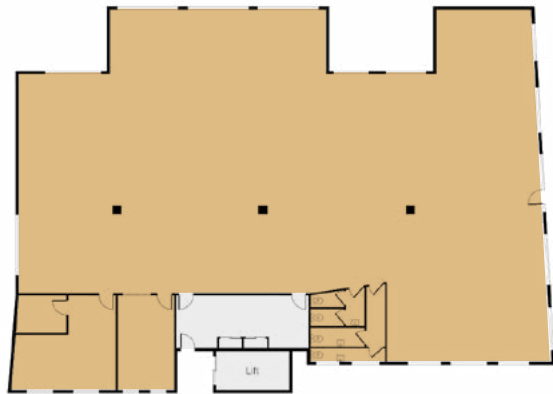
ACCOMMODATION

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

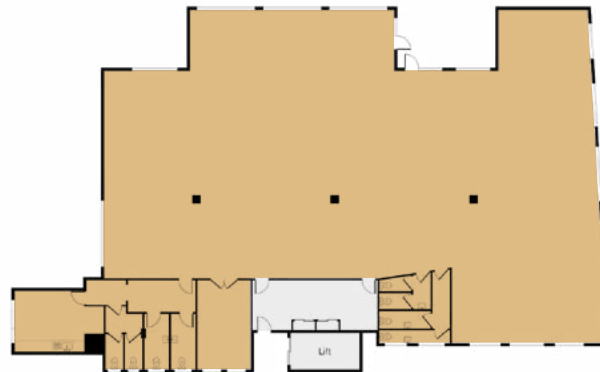
NB. There is an additional self contained ground floor studio of 500 sq ft available to lease by arrangement
*All floors areas are approximate



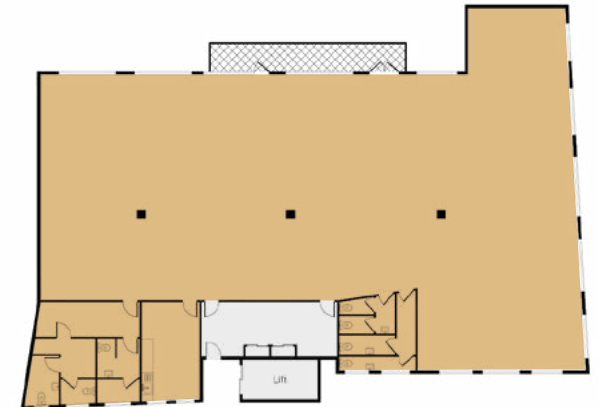
GROUND FLOOR



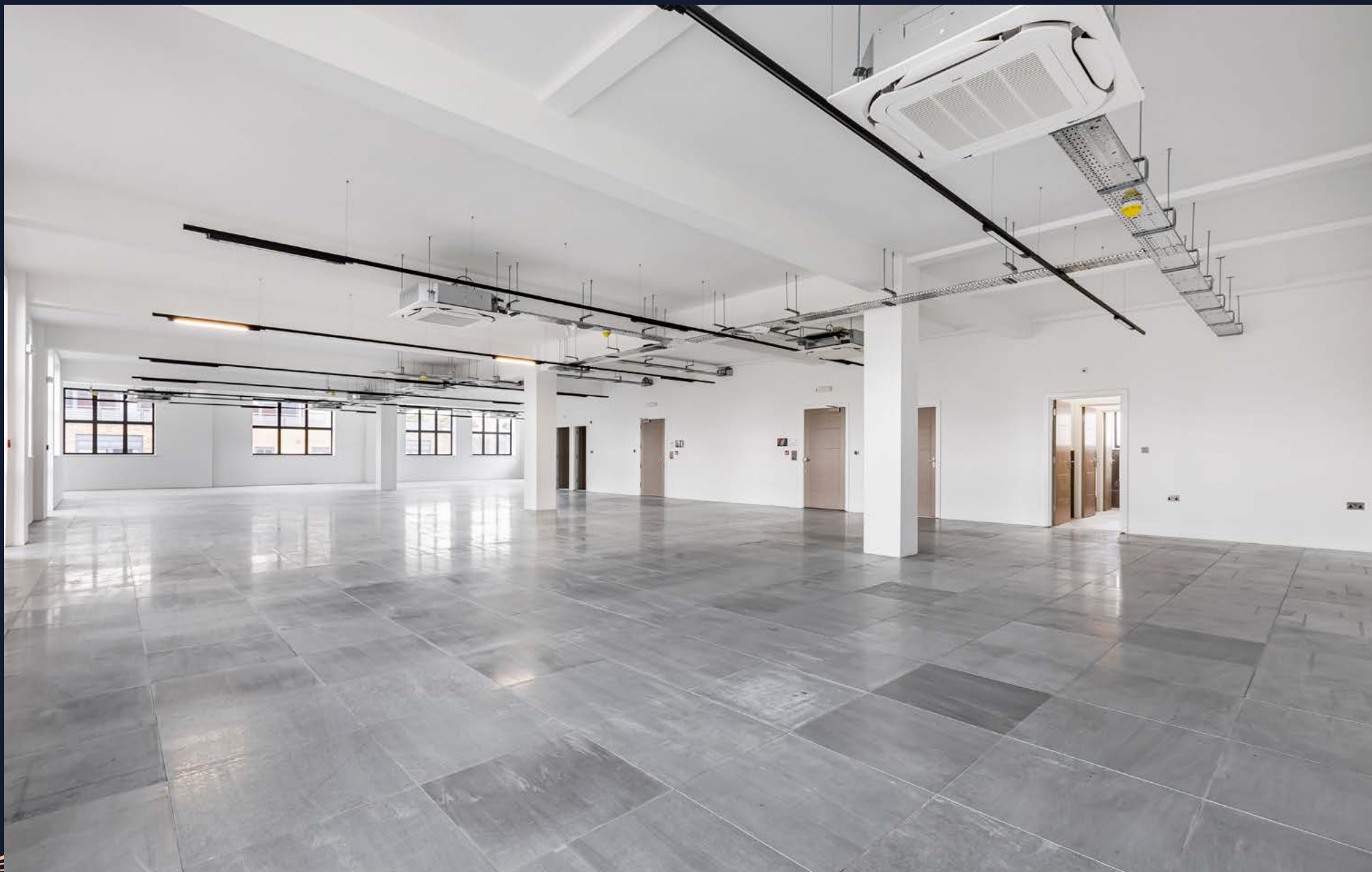
FIRST FLOOR



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:

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