



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**£10,800 PER ANNUM**

- Office Space
- 746 Sq. Ft
- Nestled Away off of Church Street
- Located Opposite Clissold Park
- Year Lease Offered
- Parking Spaces Available (additional cost)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





# About The Property...

Tucked away in a quiet mixed use mews just opposite Clissold Park, is this ready to go office space with 746 sq. ft internal floor area made up of an open plan office space as you enter , with WC and separate kitchen with walk in storage.

## Lease Term

Initial Lease of 1 Year being offered

## Break Option

Break Clause after 6th month with 3 months written notice

## Rent Deposit

Subject to a Rent Deposit of at least 3 months

## Business Rates

## EPC Rating

Rating - 85/B



Google

Map data ©2025

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