



AVAILABLE - TO LET

SELF-CONTAINED FLEXIBLE B1 ACCOMMODATION

35-39, STOKE NEWINGTON HIGH STREET, LONDON, N16 8DR

Flexible Workspace For Rent, 4,467 Sq Ft Leasehold On Application

All enquiries to

020 8520 1918

strettons.co.uk

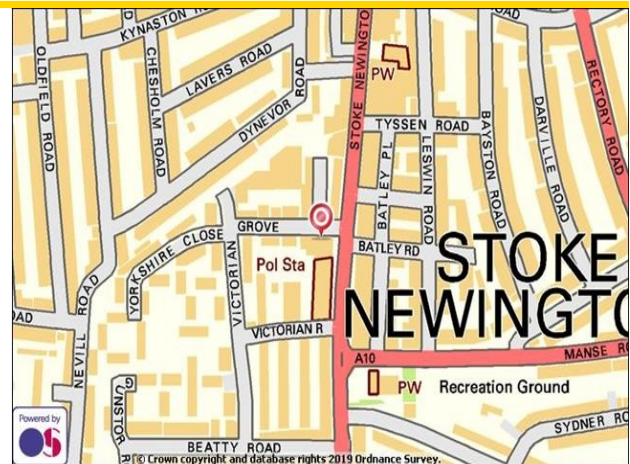
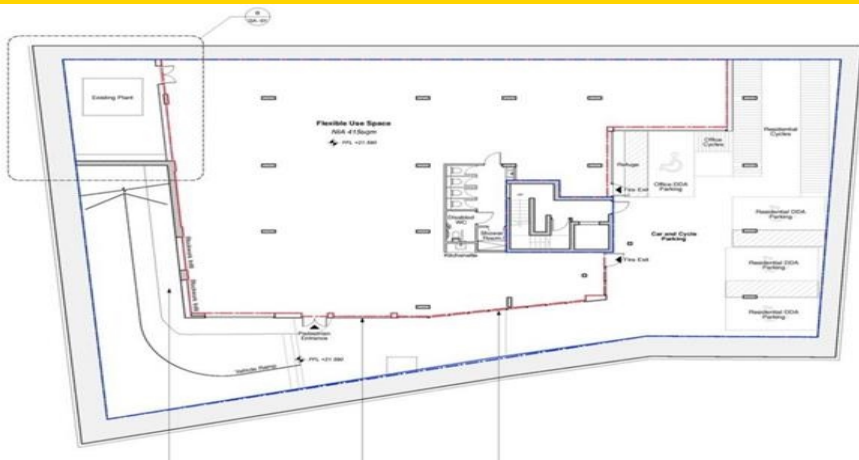


STRETTONS

EST 1931

35-39, STOKE NEWINGTON HIGH STREET, LONDON, N16 8DR

Flexible Workspace For Rent, 4,467 Sq Ft Leasehold On Application



Self-contained flexible B1 accommodation

This property is located in bustling Stoke Newington. Situated on the A10 and about half a mile to Stoke Newington and Rectory Road Overground stations, the property offers easy access to both Central London and The City.

This unit was previously used as a lower ground floor car park but is also suitable for B1 uses subject to planning.

The property benefits from the following amenities:

Highlights

- Self-contained with vehicular access (from Victorian Grove)
- Office/Creative/Studio accommodation
- Light industrial/Workshop space
- Storage or Other uses, subject to planning

Rent	Leasehold On Application
Business Rates (Est)	London Borough of Hackney
Building type	Flexible Workspace
Service Charge (Est)	N/A
VAT	Plus VAT if applicable
EPC Rating	N/A
Lease Details	A new FRI lease is available.

Floor	Size Sq Ft	Status
Basement	4467	AVAILABLE - To Let
Total Internal Area	4,467	

Contact us

Strettons
 Waltham House, 11 Kirkdale Road,
 London, E11 1HP
 strettons.co.uk
 020 8520 1918
 @strettons1931

JJ Foster
 D 020 8509 4426
 jj.foster@strettons.co.uk

Neal Matthews
 D 020 8509 4401
 neal.matthews@strettons.co.uk

These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.