



THE OFFICE

Once a public bath house, Building F currently provides a self-contained accommodation arranged over ground and first floors. Both levels provide generous floor to ceiling height - most notably the 1st floor with a floor to ceiling height of 3.7m. The ground floor comprises a variety of small units, whereas the 1st floor benefits from a large open plan area. The floors can be taken separately, as both floors come equipped with a kitchenette and toilets.



SPECIFICATION

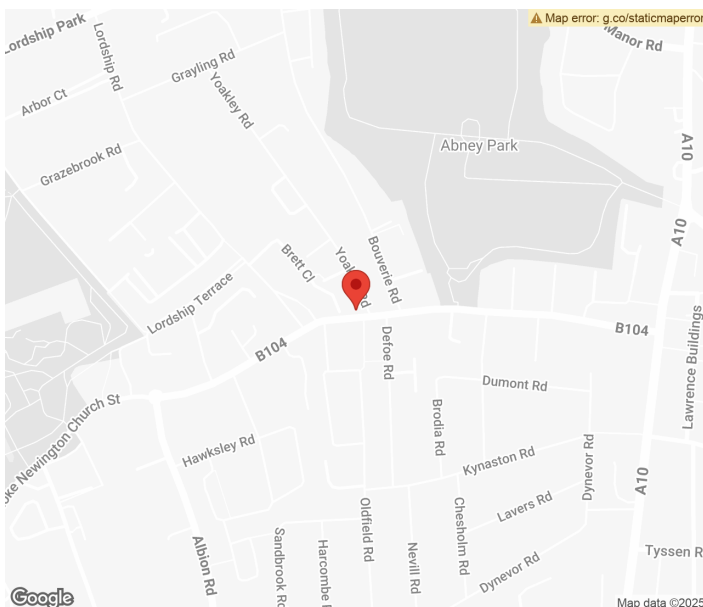
- Self-contained
- Perimeter trunking
- Excellent floor to ceiling height
- Excellent natural light
- Kitchenette on both floors
- 24 hour access
- Bike Storage

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Ground	80	1261	£27	£9.79	£0	£46,392.19	LET
1st	140	1507	£27	£9.79	£0	£55,442.53	LET
	220	2767	£27	£9.79	£0	£101,834.72	LET

LOCATION

The building is prominently located on Stoke Newington Church Street, a street widely renowned for its trendy bars and restaurants.



COMMUNICATION

Stoke Newington mainline station is within a short distance, and the various bus routes along both the A10 and around Clissold Park make the building easily accessible.

WALKING TIMES

From the building



Stoke Newington

8 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT