

2E SHELFORD PLACE

Stoke Newington, N16 9HS

Self Contained Ground Floor Office To Let

620 SQ FT

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Summary

Available Size	620 sq ft
Rent	£15,000 per annum
Rates Payable	£11,228 per annum
Service Charge	N/A
VAT	Applicable
EPC Rating	Upon Enquiry

Key Features

- Own Private Entrance
- Self Contained
- Gas Central Heating
- Shower
- Secure Cycle Storage
- Adjacent to Clissold Park
- Available now

Description

This ground floor office is an ideal space for businesses in the media, medical or leisure industry, as well as other types of occupiers.

The self-contained property has been thoughtfully partitioned to create two distinct areas, one to the front and one to the rear, offering flexibility and privacy. The office boasts a range of additional benefits to meet the needs of modern businesses, including gas central heating for comfort and efficiency, a rear skylight to maximise natural light, and spot lighting for a professional and welcoming atmosphere. There is also a convenient tea-point for refreshments, as well as a WC and shower for added convenience and flexibility.

Whether you're looking for a space to grow your business or to accommodate a new venture, this ground floor office is an excellent choice. With its versatile layout and modern amenities, it provides a comfortable and practical environment for a wide range of business needs.

Location

Stoke Newington is a vibrant area in North London with a diverse community and a unique character. It is a popular destination for visitors and residents alike, with a variety of independent shops, cafes, and restaurants that reflect its creative and bohemian spirit.

The Stoke Newington Business Association is a great resource for businesses in the area, offering support, advice, and networking opportunities. There are also several local community events and festivals throughout the year, such as the Stoke Newington Literary Festival and the Stokey Food Market, which can be great opportunities to promote your business and connect with the community.

Transport

Stoke Newington is well-connected to the rest of London via several modes of transportation. There are two overground stations in the area, Stoke Newington and Rectory Road, which provide easy access to central London and other areas in the city. There are also several bus routes that serve the area, including night buses.







Viewing & Further Information

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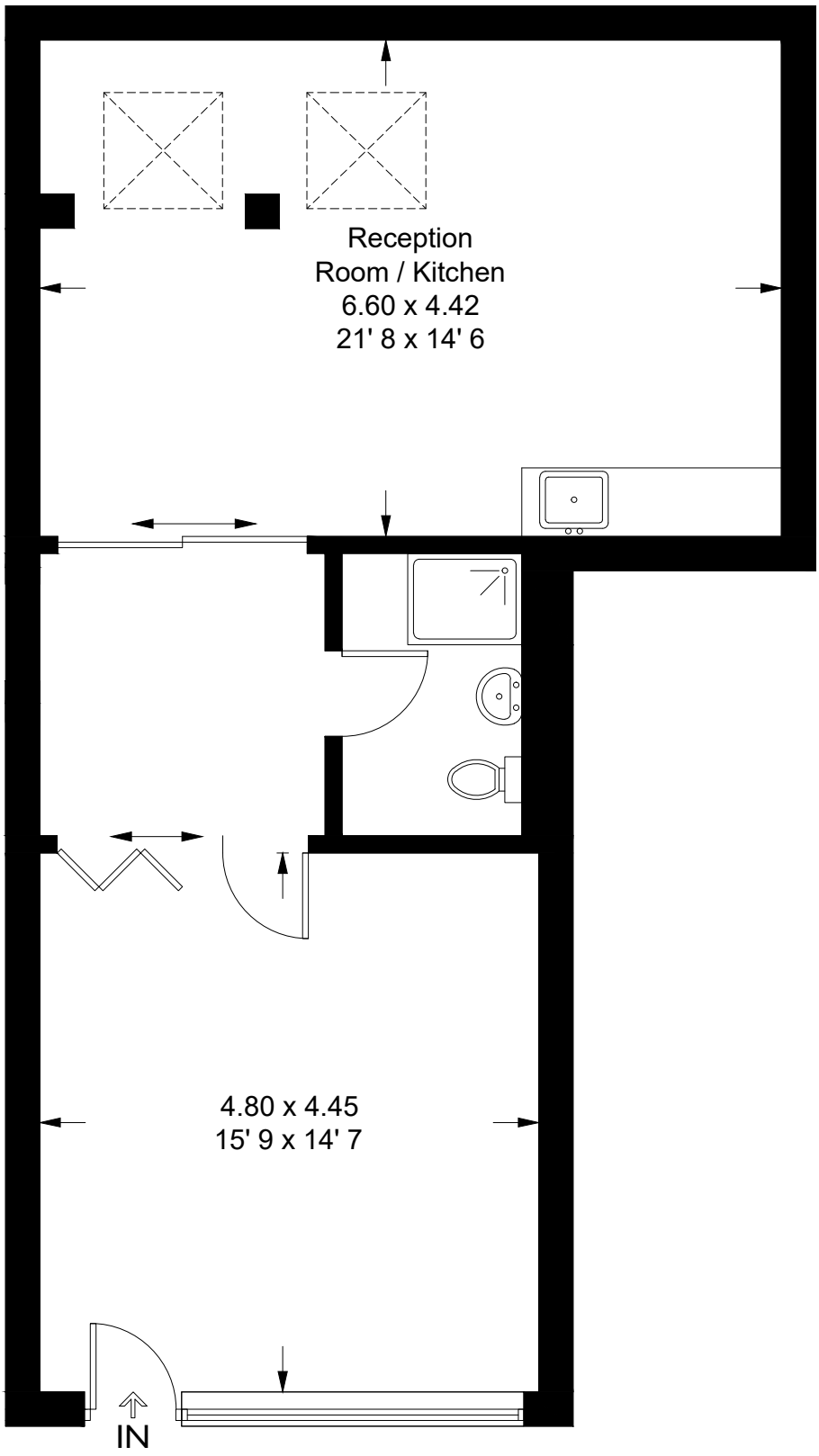
Shelford Place

Approximate Gross Internal Area = 680 sq ft / 63.2 sq m



Ground Floor

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