

Est. 1955

Tarn &Tarn



**HARMONY HOUSE,
2 PIANO LANE
STOKE NEWINGTON
N16 9BL**

**SELF CONTAINED
E-CLASS UNIT
1,471 FT²**

DESCRIPTION

The available accommodation comprises a self-contained E-class unit situated on the ground floor of this mixed-use gated development. The unit boasts great natural light, private access, bicycle rack, communal shower, concierge, good ceiling height, and an open-plan layout, making it an ideal choice for creative businesses seeking a space in Stoke Newington. Alternatively, it can be utilised as a medical clinic, gym, research and development facility, and much more.

SUMMARY

- Open Plan Layout
- Great Natural Light
- Good Ceiling Height
- Gated Development
- Parking Space via Separate Arrangement
- WC Facility
- Concierge
- CCTV
- Communal Shower
- Bicycle Racks








LOCATION

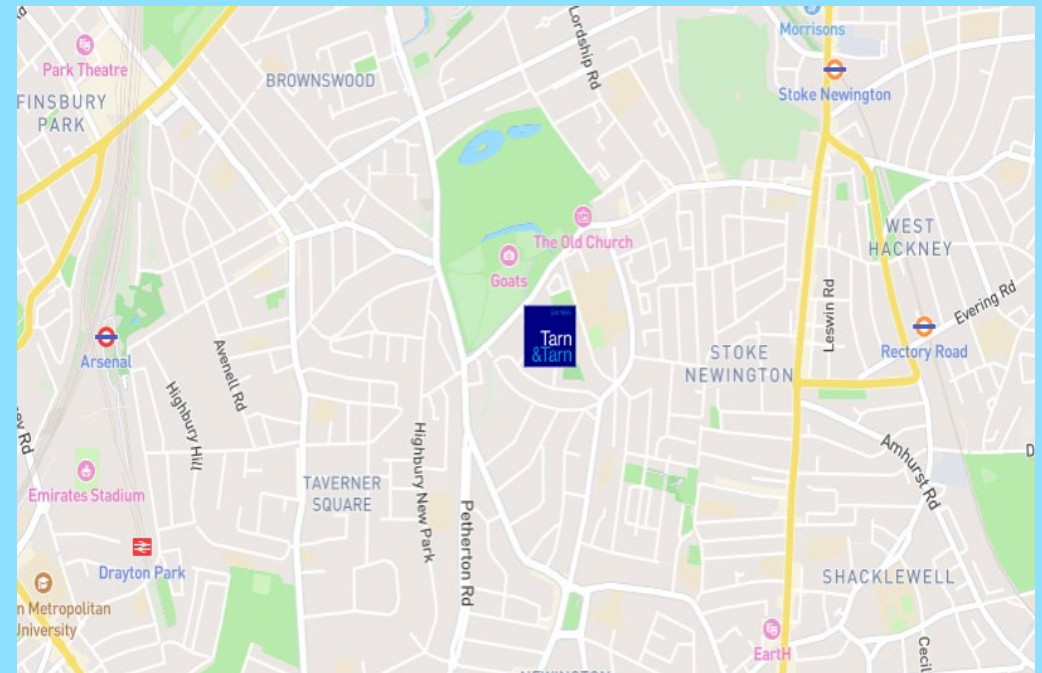
THE AREA

Situated on Piano Lane in Stoke Newington, adjacent to Clissold Park, the development is approximately a 5-minute walk from Stoke Newington Church Street, which boasts an array of shops, restaurants, and bars. Both Rectory Road and Stoke Newington Stations are about a 25-minute walk away, providing easy access to Central London as well as Enfield and Cheshunt.



TRANSPORT

-  Rectory Road (22-minute walk) – **Overground Line**
-  Stoke Newington (24-minute walk) - **Overground Line**
-  Arsenal (25-minute walk) – **Piccadilly Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	BUSINESS RATES PAYABLE (£ PSF)	TOTAL YEAR
Ground Floor	1,471				
TOTAL	1,471	£22.43	£2.17	£10	£50,896.6

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

BUILDING INSURANCE

Included in the service charge

VAT

Applicable on Rent, Rental Deposit, Service Charge

EPC

Rating: C

LOCAL AUTHORITY

London Borough of Hackney

LEGAL COSTS

Each party to bear their own costs.



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VIEWINGS

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