



8-34 Matthias Road

N16 8QD

**50,000 sq ft Warehouse
/ storage / office space
in Stoke Newington**

50,915 sq ft
(4,730.16 sq m)

- Permitted use – B1 & B8, allowing for storage, warehouse, distribution and office use.
- The location is ideal for potential occupiers to service their client base in the eastern City fringe, North & East London, Stratford and Canary Wharf

8-34 Matthias Road, London, N16 8QD

Description

The property comprises a main building forming a builder's merchant, constructed on ground, first and second floors of rendered brick elevations with timber windows and a concrete frame construction internally.

Location

Located on Matthias Road in central Stoke Newington with easy access to the Kingsland Road (A10) which connects in less than 6 miles to the North Circular (A406). The site is within 15 minutes to Dalston Kingsland London Overground Station (London travel Zone 2).

The location is ideal for potential occupiers to service their client base in the eastern City fringe, North & East London, Stratford and Canary Wharf

Stoke Newington and Dalston retail centres are both within 15 minutes walk.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	13,934	1,294.51	Available
Lower Ground	3,825	355.35	Available
Mezzanine	4,738	440.17	Available
1st	8,866	823.68	Available
2nd	6,375	592.26	Available
Basement	13,177	1,224.18	Available

Specification

Ground floor including showroom plus 2 warehouse/loading bays – 13,934 sq ft

Lower ground storage – 3,825 sq ft

Mezzanine – 4,738 sq ft

1st floor offices – 8,866 sq ft

2nd floor offices – 6,375 sq ft

Basement storage – 13,177 sq ft

21 car/van parking spaces on the 1st floor parking area – ramp access

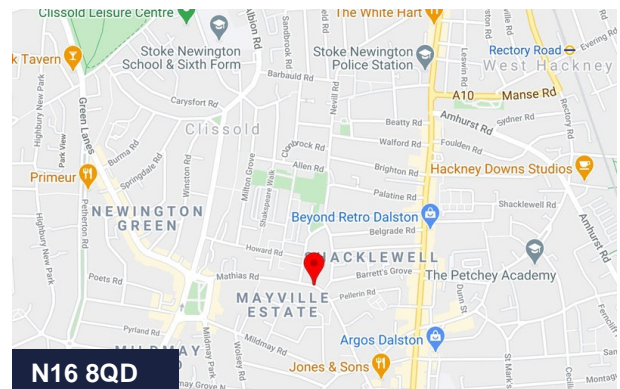
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Terms

Existing lease due to expire on the 25th March 2024

Potential to renew subject to landlord consent/new lease terms

Available with vacant possession by November 2020



Summary

Available Size	50,915 sq ft
Rent	£370,000 per annum
Rates Payable	£103,000 per annum
EPC Rating	Upon Enquiry

Viewing & Further Information



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