



# D1 Medical Practice To Let - Stoke Newington N16

A new lease available on flexible terms to be agreed

GILMARTIN LEY

**Abney House Medical Centre,  
2 Defoe Road,**

**LONDON, N16 0EF**



### Area

Gross Internal Area: 171 sq.m. (1,837 sq.ft.)

### Rent

£50,000 per annum (approx.  
£4,167 monthly) subject to  
contract



### Property Description

The property comprises a purpose built single-storey D1 medical practice, which is currently being operated as an NHS walk in medical centre (Abney House Medical Centre). The property could be suitable for a variety of alternative uses (subject to obtaining the necessary consents).

The space is currently configured to provide an entrance lobby, waiting room, reception and office / kitchen area, 3 x treatment rooms, office, store room and separate male, female & disabled WCs. The property benefits from central heating, air conditioning, CCTV and alarm system.

Externally, there is a small courtyard and a narrow yard, which runs along the entire rear elevation of the building.

- > New lease available
- > D1 building suitable for a number of alternative uses
- > Located just off of Stoke Newington Church Street
- > Highly desirable North London location
- > Excellent transport communications
- > 0.54 km (0.33 miles) from Stoke Newington Rail Station.

| Accommodation | Area sq.m. | Area sq.ft. | Comments |
|---------------|------------|-------------|----------|
| Ground Floor  | 170.71     | 1,837       |          |



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### Property Location

The property is located at the northern end of Defoe Road in proximity to the intersection with Stoke Newington Church Street.

Occupiers in the immediate vicinity include; Nandos, The Post Office, The Good Egg, The Blue Legume, N Family Club, Meat N16, Safedale Pharmacy as well as a number of independent cafés, retailers, bars and restaurants.

Public transport communications are excellent. A number of bus routes serve Stoke Newington Church Street and the property, with connections to Kings Cross, Goodge Street, Chalk Farm, Tottenham and Clapton.

Stoke Newington Rail Station is only 0.54 km (0.33 miles) north west of the property, which provides frequent services to London Liverpool Street Station (travel time: 15 minutes), Seven Sisters Station (travel time: 4 minutes), as well as Enfield Town and Cheshunt.

**2017 Rateable Value** £31750.00

**Estimated Rates Payable** £15240 per annum

**Service Charge p.a.** TBC

**Premium** Nil

**Terms** A new fully repairing and insuring lease is available on flexible terms to be agreed.

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** London Borough of Hackney

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/27751>  
Offer Requirements

**Last Updated:** 09 Jan 2020

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OS MasterMap 1250/2500/10000 scale  
 Tuesday, October 1, 2019, ID: CM-00831325  
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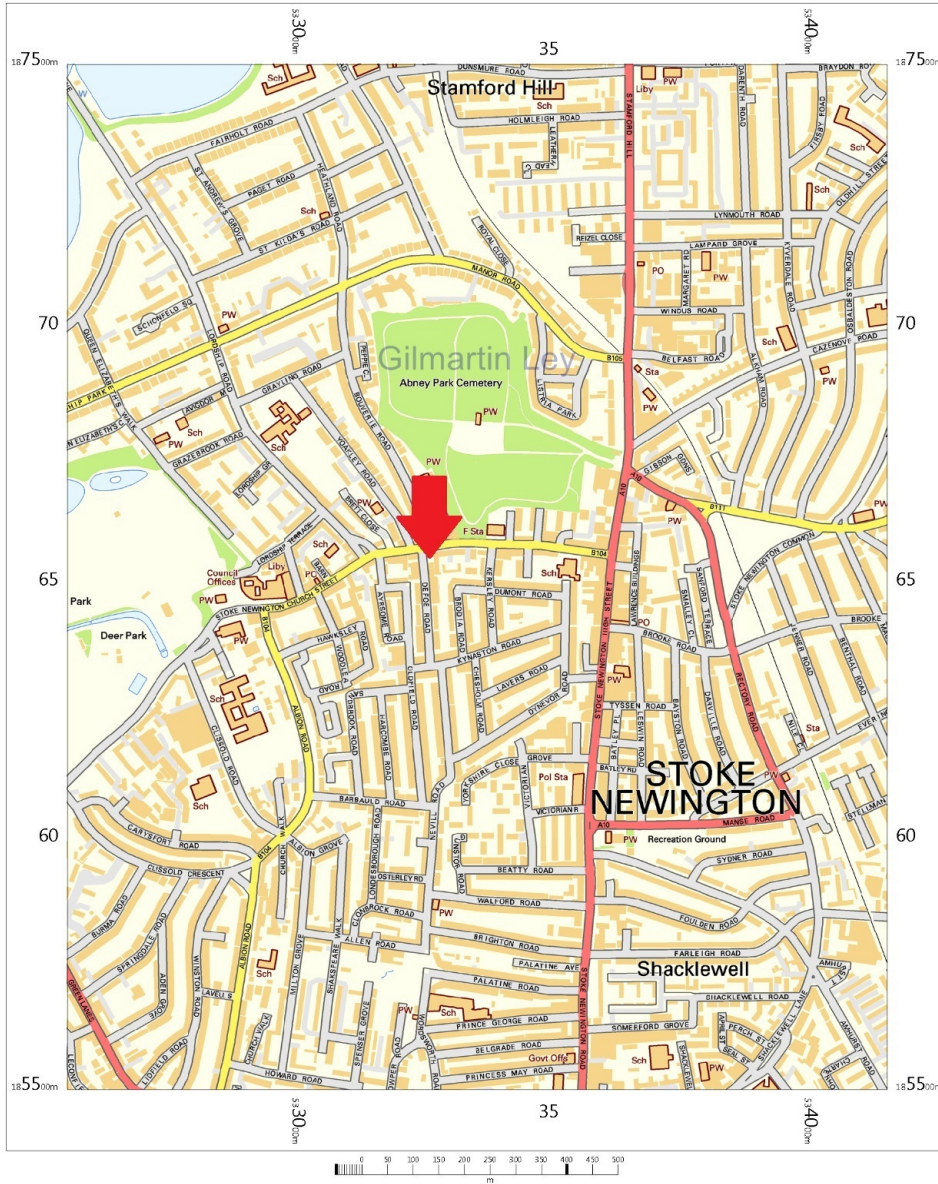


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OS Streetview  
 Monday, September 30, 2019, ID: CM-00830989  
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Our ref: 27751

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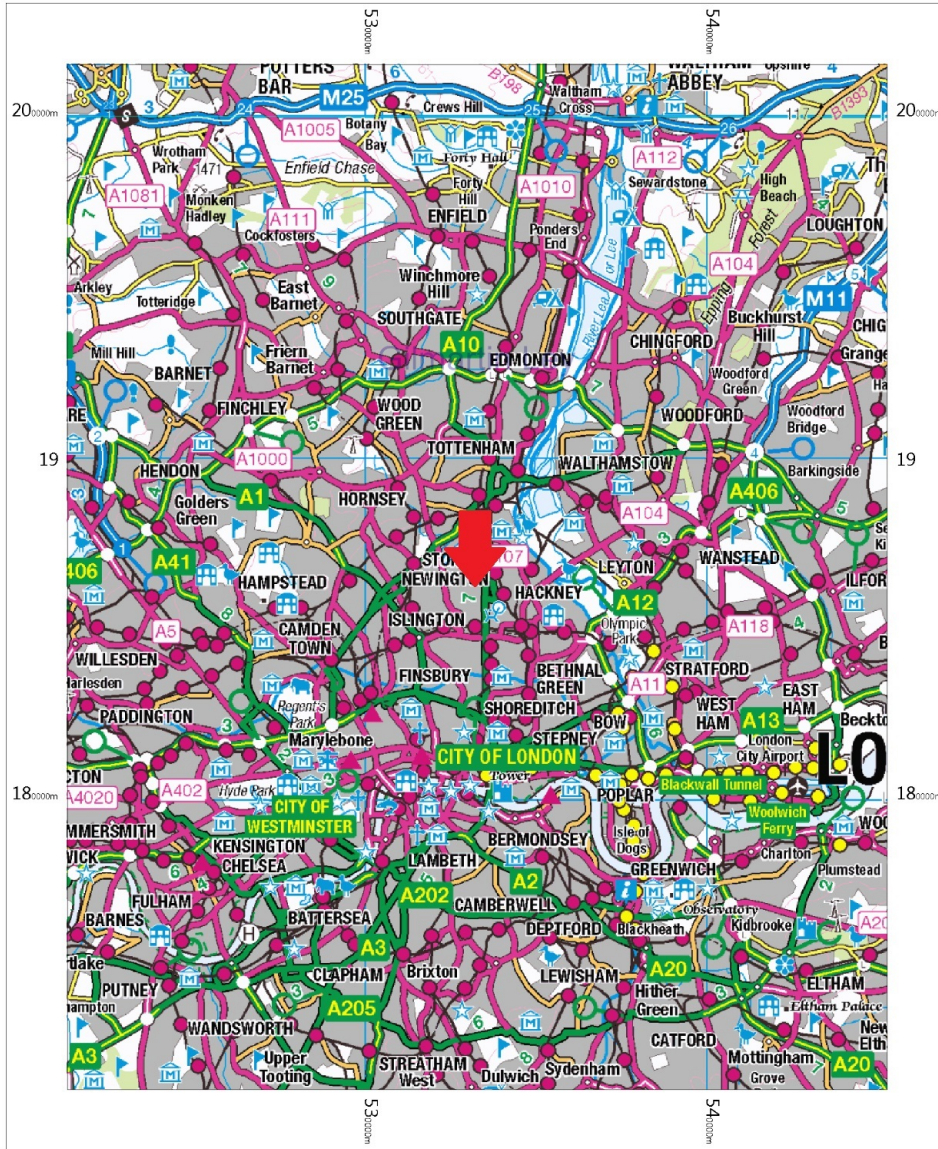


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