



## TO LET

**Unit 2, Shepperton  
House, Canonbury Yard,  
190 New North Road,  
London, N1 7BJ**

244 sq ft

Raised ground floor  
studio





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## Description

Unit 2, Shepperton House is a wonderful open plan studio, suitable for a range of occupiers including design and creatives, artists, fashion and more. Part of the fantastic family fun Canonbury Yard development, located on New North Road, between Baring Street and Essex Road, just outside of the congestion charging zone.

The estate attracts a mix of occupiers from light industrial and manufacturing, to fashion, design and marketing.

The all-inclusive terms includes rent, telephone and associated number (0203) - equipment is owned by Canonbury Limited. Broadband Connection - 60 GB Data Transfer per month; up to 40Mb/second download; Up to 10Mb/second upload. Upgradeable at the tenant's expense. The service charges (common part cleaning, in-coming post delivery, security etc.), heating, electricity and building insurance are part of the all-inclusive terms as well

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## Location

The surrounding area offers a selection of restaurants, pubs, cafes and health/fitness facilities, Shoreditch Park is less than 5 minutes walk as well as the Regents Canal.

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## Key points

- Wooden flooring
- Good natural light
- Onsite management
- High Ceilings
- Communal WCs







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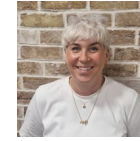
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## Rents, Rates & Charges

Lease	New Lease
Rent	£13,420.00 per annum fully inclusive
Rates	On application
Service Charge	On application
VAT	On application
EPC	On application

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## Viewing & Further Information



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com

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