



TO LET

**Unit 10 Canonbury Yard,
190a New North Road,
London, N1 7BJ**

1,196 sq ft

**Third floor office in
Canonbury Yard, N1 -
where a community of
brilliant people do their
best work**



VIDEO TOUR

stirlingackroyd.com



Description

Unit 10, situated in New North House, part of the fantastic family run 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.

Each unit at Canonbury Yard provides characterful design studio style accommodation, with high ceilings, timber flooring, exposed steels and large crittal windows flooding the spaces with natural light.

Location

The surrounding area offers a selection of restaurants, pubs, cafes and health/fitness facilities, Old Street station is under a 10 minute walk and the location is perfect for occupiers who cycle to work being located just off the Regents Canal.

Key points

- Converted warehouse
- High ceilings
- Terrace
- Timber flooring
- 10min walk to Old Street Station
- Just off Regents Canal
- Gated courtyard development
- On site management

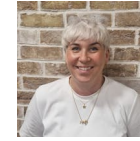




Rents, Rates & Charges

Lease	New Lease
Rent	£30.00 per sq ft
Rates	£12,125 per annum
Service Charge	£5,375.51 per annum
VAT	On application
EPC	On application

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Joe Harris
020 3967 0103
07809091305
jharris@stirlingackroyd.com



Harry Mann
020 3967 0103
07947728313
hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 11/04/2024