

RARELY AVAILABLE UNIT

Unit 17, Canonbury Yard

Canonbury Business Centre, London, N1 7BJ

**PENTHOUSE OFFICE
IN CANONBURY YARD,
WITH USE OF MEGA
ROOF TERRACE**

740 sq ft
(68.75 sq m)

- Inclusive terms
- Use of huge roof terrace
- Stunning views over the City
- Adjacent to the Regents Canal and Shoreditch Park
- Split level
- Air con

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Description

Unit 17, situated in New North House, 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 space is a beautiful top floor split level commercial studio, with timber flooring, new double glazed crittal windows, large fully glazed skylights within the pitched ceiling. The studio is air conditioned with a small kitchenette complete with cooking facilities.

The building benefits with lift access and an abundance of communal facilities including wc's and communal roof terraces and bookable meeting rooms.

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

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.

Specification

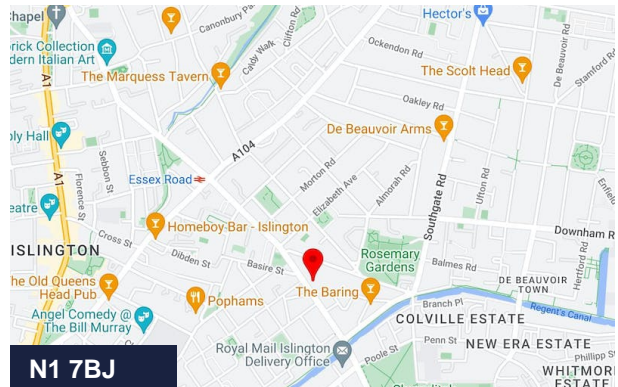
- Top floor
- Lift
- Duplex unit
- Timber flooring
- Built in teapoint with cooking facilities
- Skylights
- Excellent natural light

Viewings

Contact Stirling Ackroyd to arrange an inspection

Terms

New flexible terms



Summary

Available Size	740 sq ft
Rent	£36,000 Per annum
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



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