



STRETTONS

EST 1931

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

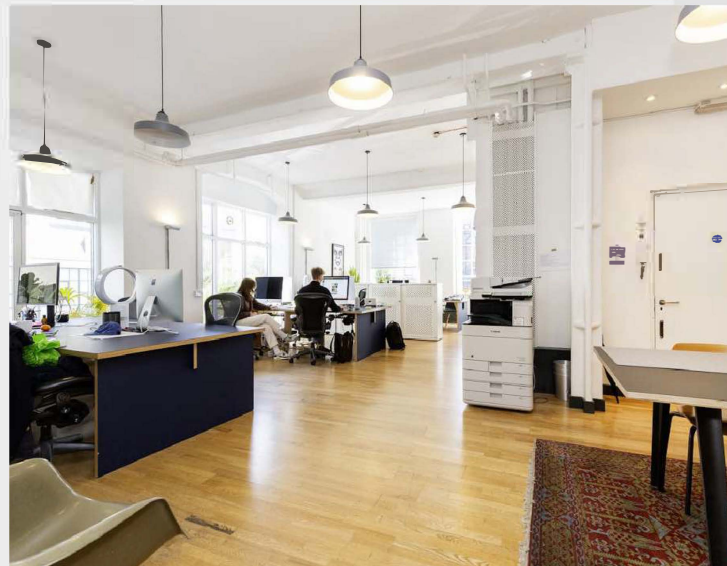
TO LET

Office / Serviced Office

250 to 1,094 sq ft / 23.2 to 101.6 sq m

£30 per sq ft

Newly refurbished studios, offices and workspaces to let centred around a landscaped courtyard



- Pitched roof & Timber flooring
- Excellent natural light via large skylights
- Tea point
- Mezzanine floor/split level
- Communal roof terrace
- Air conditioning, Communal shower & Passenger lift
- Onsite commissioner
- Parking
- External meeting rooms

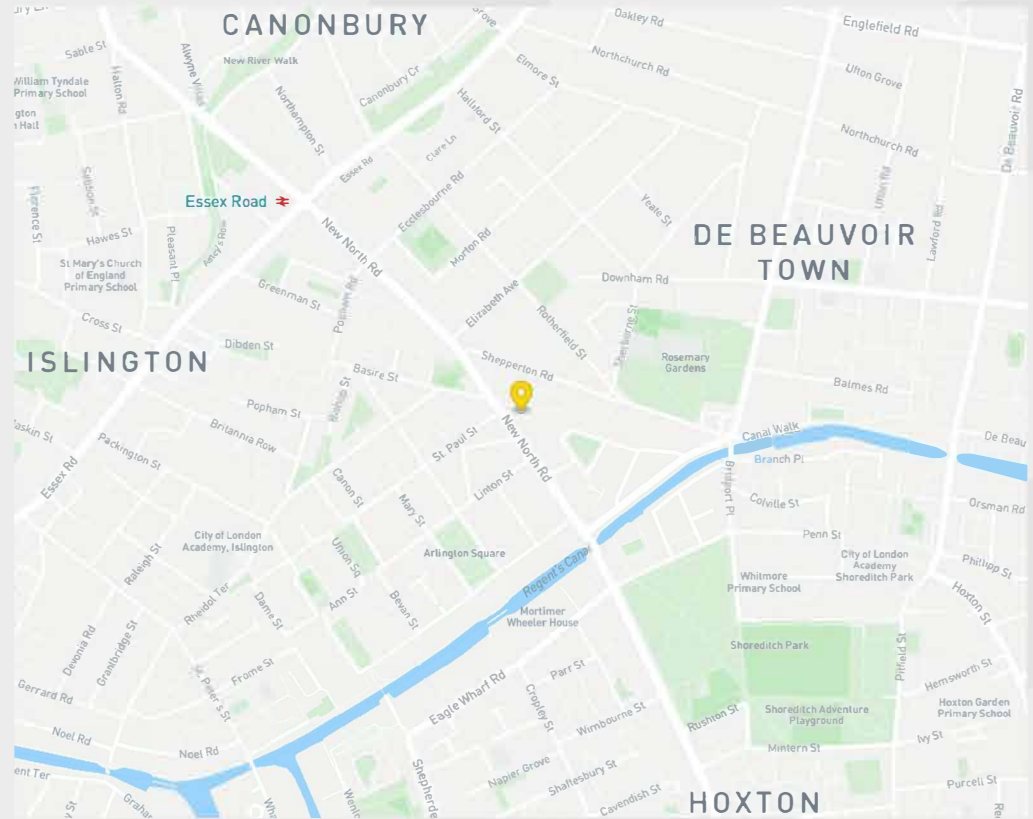


Description

Canonbury Yard has been a family run business since 1975, and we like to think it feels that way. Warm, friendly and supportive, the Canonbury Yard team are always on hand to help out and keep everything running smoothly. Every space at Canonbury Yard has its own personality. Centred around a landscaped courtyard, our studios range from 100 sq. ft. to 5,000 sq. ft. A range of companies call the Yard home, including photographers, architects, fashion designers and consultants.

Location

Accessed via the large gated entrance off New North Road, you are immediately welcomed by the large courtyard - the hub of Canonbury Yard, where tenants mingle around the Coffee Hut and clients come and go, the sense of community is apparent within seconds. Ideally positioned between Islington and Shoreditch, the local amenities include Shoreditch Park and the Regents Canal which is just a few minutes walk. The canal provides a safe and easy commute for cyclists and numerous bus routes serve New North Road.



Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Unit - 7C	Office	250	23.23	£13,000 /annum	Fully Inclusive	n/a	Available
Unit - 2A	Office	1,000	92.90	£37,000 /annum	Fully Inclusive	n/a	Available
Unit - 2B	Office	1,094	101.64	£32,820 /annum	£12,127.50 /annum	£4,492.54	Available

Tenure

New Lease

EPC

Available upon request

VAT

Not applicable

Configuration

Not Fitted

Contacts

Jon Morell
07957 454 987
jon.morell@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk



Strettons and their clients give notice that 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 18/09/2024