



**TO LET**

**Unit 2A, Canonbury  
Yard Canonbury  
Business Centre, 190A  
New North Road,  
London, N1 7BJ**

**1,000 sq ft**

**Lower Ground  
Office/Studio in  
Canonbury Yard, with  
outside space**





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## Description

Canonbury Yard is a family-run business community of four stunning former warehouse blocks and centred around a landscaped courtyard. Studio 2A comprises an open plan space with exposed brickwork, timber flooring, large windows with bespoke backlighting to mimic natural light and a small private courtyard. The space also benefits from a shower and a private meeting room

Canonbury Yard also offers bookable meeting rooms with use of a roof terrace.

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## Location

Canonbury Yard is situated between the sophistication of Islington and the dynamism of Shoreditch and Hoxton, each with reknowned restaurant scenes and night lives, accessible within minutes. Essex Road and Old Street stations are both within a 5 and 15 minute walk, respectively, and Regents Canal is a stone's throw away, providing a charming commute for cyclists.

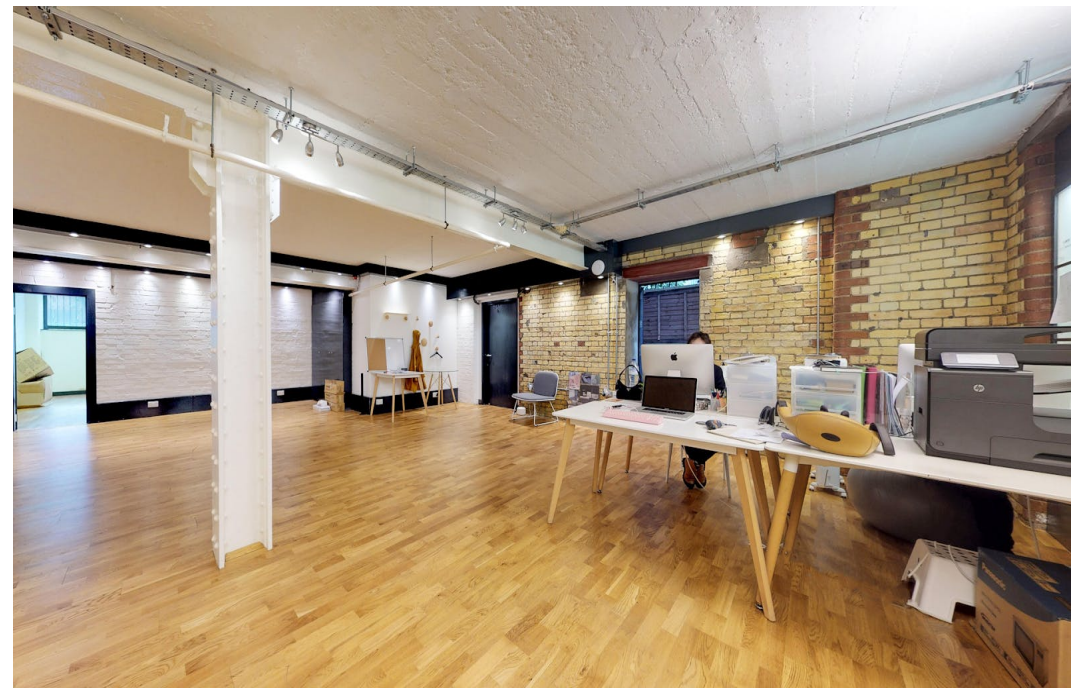
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## Key points

- Fully inclusive rent
- Timber flooring
- Outside area
- High Ceilings
- Exposed brickwork
- Shower







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## Accommodation

Name	sq ft	sq m	Availability
Lower Ground	1,000	92.90	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£45,000 per annum
Rates	included in the rent
Service Charge	included in the rent
VAT	Not applicable
EPC	On application

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## Viewing & Further Information

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