



**STIRLING
ACKROYD**

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**

stirlingackroyd.com



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.

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.

Key points

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





Accommodation

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

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

Viewing & Further Information



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com



Harry Mann
020 3967 0103
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 01/05/2025