



**STIRLING
ACKROYD**

TO LET

**Unit 10, Building 2,
Canonbury Yard, N1, 190
New North Road,
London, N1 7BJ**

648 sq ft

Ground floor office with
large windows and
meeting room



Description

Unit 10b, situated in Building Two, 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 estate attracts a mix of occupiers from light industrial and manufacturing, to fashion, design and marketing.

The space is open plan with a partitioned meeting room, timber flooring, excellent ceiling height and large windows overlooking the courtyard creating a very light and bright studio.

Location

The surrounding area offers a selection of restaurants, pubs, cafes and health/fitness facilities including the newly opened Quince Bakery, Sainsburys local, Co-op and is a short walk from Shoreditch Park and the Regents Canal. A tranquil setting and perfect for creatives who will benefit from the space and greenery of this beautiful pocket of Islington

Key points

- Wooden flooring
- Good natural light
- Onsite management
- Meeting room
- High Ceilings
- WC's

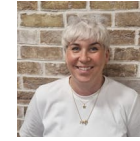




Rents, Rates & Charges

Lease	New Lease
Rent	£22,032.00 per annum
Rates	£3,400 per annum
Service Charge	£2,222.38 per annum
VAT	On application
EPC	On application

Viewing & Further Information



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