



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**

stirlingackroyd.com



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 per annum
Rates	£6,811.35 per annum
Service Charge	£2,222.38 per annum
VAT	On application
EPC	On application

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Theo Beckford
0203 911 3666
07584253887
Tbeckford@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 22/07/2024