



## TO LET

Unit 5c Canonbury Yard,  
190a New North Road,  
London, N1 7BJ

851 sq ft

First floor office in  
Canonbury Yard, N1 -  
where a community of  
brilliant people do their  
best work



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## Description

Unit 10, situated in New North House, part of the fantastic family run 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.

Each unit at Canonbury Yard provides characterful design studio style accommodation, with high ceilings, timber flooring, exposed steels and large Crittal windows flooding the spaces with natural light.

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## Location

The surrounding area offers a selection of restaurants, pubs, cafes and health/fitness facilities. Old Street Station is under 10 minutes' walk and the location is perfect for occupiers who cycle to work being located just off the Regents Canal.

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## Key points

- Total space - 851 square feet
- Converted warehouse
- High ceilings
- Timber flooring
- 10 minutes' walk to Old Street Station
- Just off Regents Canal
- Gated courtyard development
- On site management





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## Accommodation

| Name                    | sq ft | sq m  | Availability |
|-------------------------|-------|-------|--------------|
| Building - Office Space | 851   | 79.06 | Available    |

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## Rents, Rates & Charges

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|----------------|---------------------|
| Lease          | New Lease           |
| Rent           | £25,530 per annum   |
| Rates          | £7,875 per annum    |
| Service Charge | £3,502.87 per annum |
| VAT            | On application      |
| EPC            | E (120)             |

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## Viewing & Further Information



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