



**STIRLING  
ACKROYD**

## **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

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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