



**STIRLING
ACKROYD**

TO LET

**Canonbury Yard, 190a
New North Road,
London, N1 7BJ**

95 to 1,000 sq ft

Canonbury Yard, N1 a
place where a community
of brilliant people do
their best work!

stirlingackroyd.com



Description

The fantastic family run Canonbury Yard development is 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.

Location

The surrounding area offers a selection of restaurants, pubs, cafes and health/fitness facilities. Old Street Station is under ten minutes' walk and the location is perfect for occupiers who cycle to work being located just off the Regents Canal. The green space of Shoreditch Park offers a great local amenity for your teams to enjoy!

Key points

- Units range from 95 - 285 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





Accommodation

Name	sq ft	sq m	Availability
Unit - 5C B1	285	26.48	Available
Unit - 25 NNH	150	13.94	Available
Unit - 26 NNH	141	13.10	Available
Unit - 24 NNH	95	8.83	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£5,720 - £45,000 per annum inclusive of B. Rates & Service Charge
Rates	On application
Service Charge	On application
VAT	On application
EPC	E (120)

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

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