



**TO LET**

**49 Green Lanes, London,  
N16 9BU**

**8,783 sq ft**

**Flexible space/multi-  
office opportunity**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**





---

## Description

This site was previously used as a textile factory and most recently used as a shared studio/office space with the benefit of an on-site café with a frontage on Green Lanes. The property offers multiple office/studio units (see floor plan link) plus an internal courtyard. This is a rare opportunity to secure a creative/flexible hub in the heart of Newington Green, North London.

The site would suit a range of occupiers - subject to necessary consents. All the units are liable for independent business rates.

Please note: The lease has a reinstatement clause for the building to be returned as it was when the lease began - with much of the internal partitioning being removed.

---

## Location

49 Green Lanes is located just north of Newington Green at the southern end of Green Lanes (A105).

The closest stations are Canonbury and Dalston & Kingsland (15 minutes walk) and Highbury & Islington (30 minutes walk).

---

## Key points

- Total internal space - 8,783 square feet
- 25 office units with break-out spaces plus an on-site café
- Unique former light industrial/warehouse building arranged predominantly over ground and first floor.
- £89,500 per annum exclusive
- A variety small office/studios ready for occupation
- Ideal opportunity to create a hub of studio/office units
- Approximately 15 minutes walk from Canonbury and Dalston & Kingsland Stations
- Internal courtyard







---

## Rents, Rates & Charges

|                |                   |
|----------------|-------------------|
| Lease          | New Lease         |
| Rent           | £89,500 per annum |
| Rates          | On application    |
| Service Charge | On application    |
| VAT            | Not applicable    |
| EPC            | C (63)            |

---

## Viewing & Further Information



**Iftakhar Khan**  
020 3967 0103  
ikhan@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 19/11/2024