

AVAILABLE TO LET
WAREHOUSE OFFICE
3,787 SQ FT, £26.40 PSF

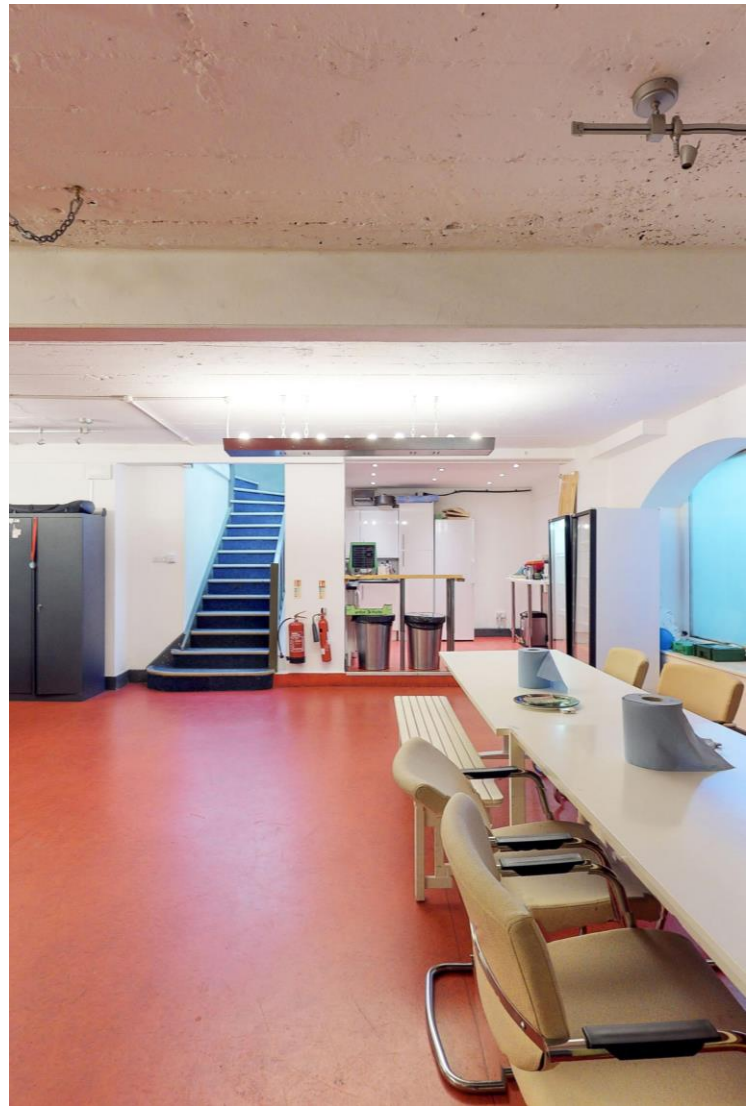
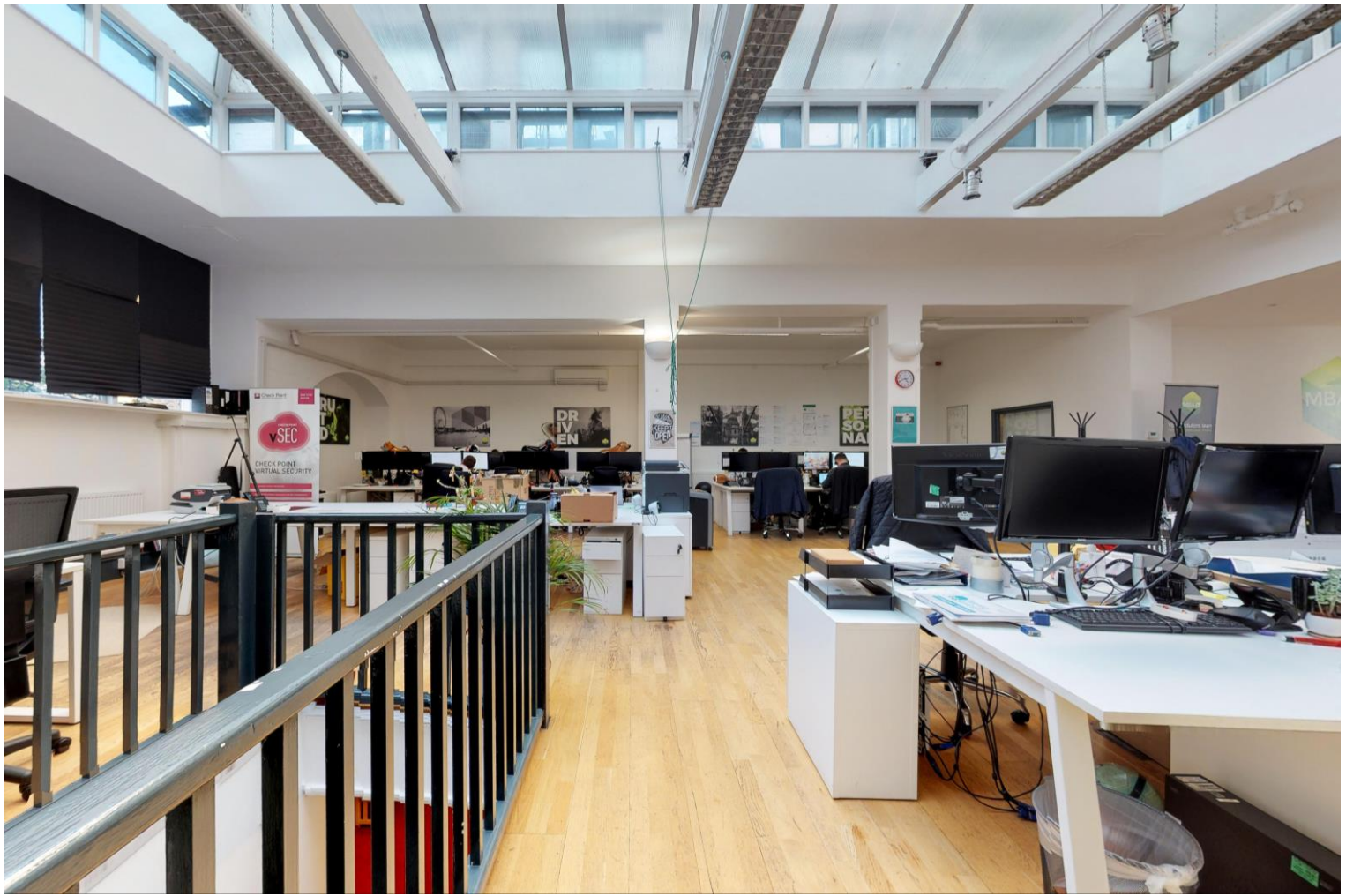


Unit 1 Canonbury Yard
London, N1 7BJ

To request a viewing call us on 0203 911 3666







Canonbury Yard is a family run business community situated over 4 stunning former warehouse blocks, centred around a landscaped courtyard

LOCATION

Situated between the sophistication of Islington, and the urban setting of Shoreditch and Hoxton, Canonbury is the ideal spot to experience the best from either side. Essex Road and Old Street stations are both a 5 and 15 minute walk respectively and the Regents Canal provides a unique commute for cyclists.

DESCRIPTION

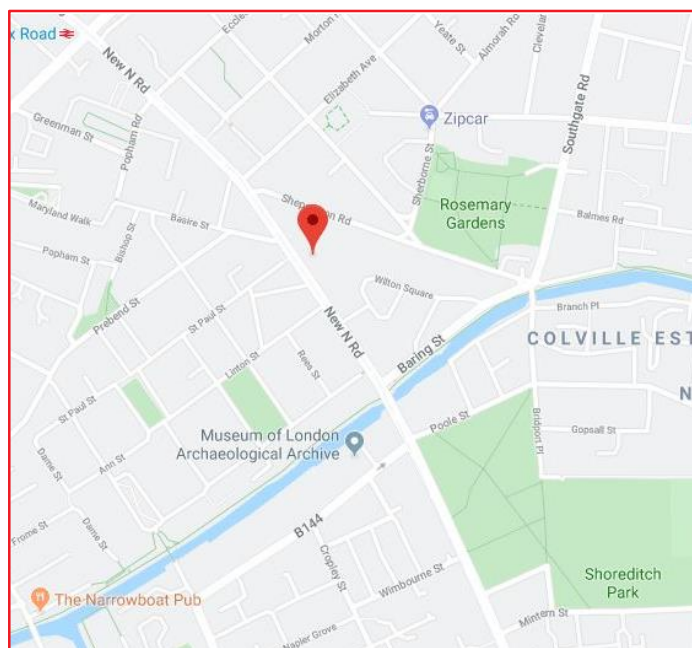
Unit 1 comprises a ground and lower ground floor office, with floor to ceiling fully glazed frontage on ground floor and double door access to the lower ground floor. The ground floor is flooded with natural light thanks to the large pitched skylight which runs through the centre of the unit.

The lower ground floor provides further open plan workspace alongside the kitchen and WCs, the current tenant has created a soundproofed studio, which may be of particulars interest to post production and media occupiers.

AMENITIES

- Wooden flooring to ground floor
- Open plan layout
- Large skylight to ground floor
- Air conditioning
- Glazed entrance
- Security shutters
- Kitchen
- Male and Female WCs
- Good ceiling height throughout
- On-site management office
- Bookable meeting room for hire
- Security gates to courtyard
- **No VAT**

<https://www.realla.co.uk/m/44829-unit-1-new-north-house-n1-190a-new-north-road>



PROPERTY DETAILS

Floor area	Rent
Ground - 1971 sq ft	£100,000 pa
Lwr Grd - 1816 sq ft	£26.40 psf
TOTAL - 3787 sq ft	
Building type	Estimated S/C
Office	£16,153.77 pa
Lease details	Estimated rates
Flexible	£33,075 pa

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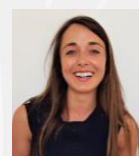
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