STUDIOS, OFFICES & WORKSPACES– TO LET

LONDON N1
Units available from 100 sq.ft. to 2000 sq.ft

CANONBURY YARD ™

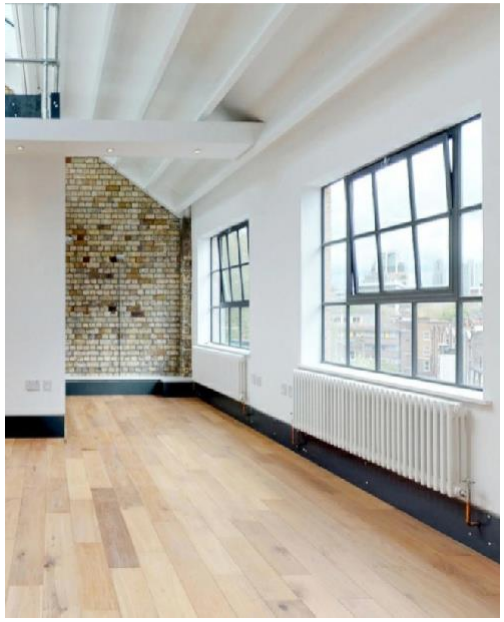
190 New North Road, London N1 7BJ

ABOUT THE YARD

Canonbury Yard has been a family run business since 1975, and we like to think it feels that way. Warm, friendly and supportive, the Canonbury Yard team are always on hand to help out and keep everything running smoothly.

Every space at Canonbury Yard has its own personality. All of our units are as different as the companies that occupy them.

Centred around a landscaped courtyard, our studios range from 100 sq ft to over 4,800 sq ft. A range of companies call the Yard home, including photographers, architects, fashion designers and consultants. No matter what type of business you are, there's a space to suit you.



FACILITIES INCLUDE:

- ON-SITE MANAGEMENT
- MEETING SPACE (BOOKABLE ONLINE)
- COFFEE HUT
- SECURE ACCESS
- CENTRAL LOCATION
- REFURBISHED SPACES
- GREAT COMMUNITY
- CAR & BIKE PARKING
- PRIVATE OR SHARED WCS

TRANSPORT:

The **West End** can be reached in **7 minutes** by train.

Essex Road
6 minutes walk

Highbury & Islington
20 minutes walk

Old Street
15 minutes walk

Angel
17 minuteswalk

ABOUT THE AREA

Accessed via the large gated entrance off New North Road, you are immediately welcomed by the large courtyard - the hub of Canonbury Yard, where tenants mingle around the Coffee Hut and clients come and go, the sense of community is apparent within seconds.

Ideally positioned between Islington and Shoreditch, the local amenities include Shoreditch Park and the Regents Canal which is just a few minutes walk. The canal provides a safe and easy commute for cyclists and numerous bus routes serve New North Road.

CURRENT AVAILABLITY

Unit	Terms	Available from	Sq.ft	Rent/week	Annual rent
Unit 5a B1	All-inclusive	Vacant	443	£443.00	£23,036.00
Unit 5c B1	All-inclusive	Vacant	285	£285.00	£14,820.00
Unit 5f B1	All-inclusive	Vacant	208	£208.00	£10,816.00
Unit 3b B1	All-inclusive	Vacant	391	£376.00	£19,550.00
Unit 3c B1	All-inclusive	Vacant	548	£527.00	£27,400.00
Unit 12a B2	All-inclusive	20th November 2020	275	£275.00	£14,300.00
Unit 13b B2	All-inclusive	16th November 2020	300	£300.00	£15,600.00

Inclusive terms:

- Rent
- Telephone - and associated number (0203). Equipment is owned by Canonbury Limited
- Broadband Connection - 60Gb Data Transfer per month; up to 40Mb/second download; Up to 10Mb/second upload. IT.
- Service Charges (common part cleaning, in-coming post delivery, security etc)
- Heating
- Electricity
- Building Insurance
- We are offering this unit on a yearly agreement, with a three month mutual rolling break throughout the term. A 3 month rent deposit is required.

Unit	Terms	Available from	Sq.ft	Rent/sq.ft	Annual rent	Service charge	Insurance	Business rates
Unit 9 SH	Exclusive	Vacant	1,708	£30.00	£51,240.00	£7,644.95	£1,276.98	make your own enquiries
Unit 5c NNH	Exclusive	Vacant	853	£30.00	£25,590.00	£3,502.87	£506.40	make your own enquiries
Unit 15 NNH	Exclusive	29.09.20	570	£30.00	£17,100.00	£2,561.91	£338.39	make your own enquiries

Exclusive terms

- Business Rates, Building Insurance, Electricity & Comms will be payable separately

HIGHLIGHTS

- Pitched roof & Timber flooring
- Excellent natural light via large skylights
- Tea point
- Mezzanine floor/split level
- Communal roof terrace
- Air conditioning, Communal shower & Passenger lift
- Flexible leases
- NO VAT
- Secure Gated Development
- On site management office
- Wooden flooring
- Character features
- Suitable for range of occupiers
- Landscaped courtyard

LEASE

A new lease is available for a term to be agreed.

RENT

On application.

SERVICE CHARGE

On application circa £4 per square foot.

BUSINESS RATES

Parties are advised to make their own enquiries with the London Borough of Islington.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWINGS

By appointments:

Stirling Ackroyd
40 Great Eastern Street
London
EC2A 3EP

Contact:
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Strettons
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