

# Creative WORKSPACE



RENT

£ 550 PCM



SIZE

132.26 SQFT



OVERBURY YARD,  
LONDON N15  
(GROUND FLOOR UNITS)

**RATES** INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

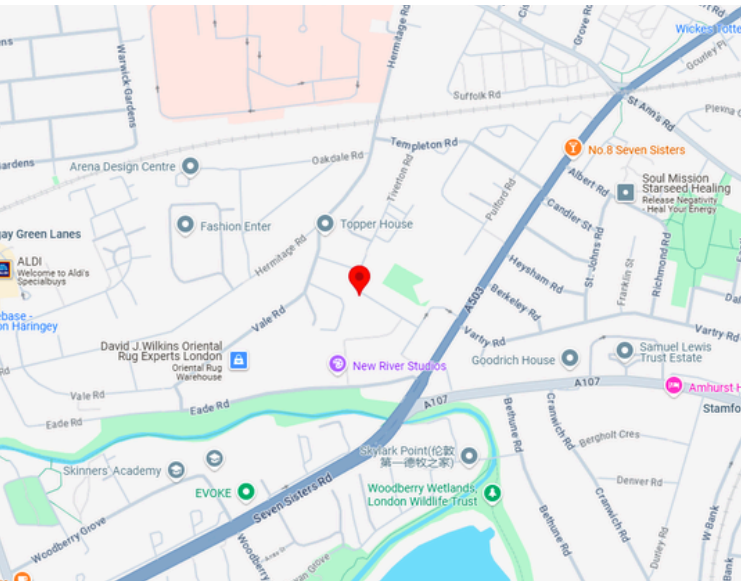
**VAT** NO

**TERMS** TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

**LEGAL COST** EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

**EPC RATING** TBC

**VIEWING PLEASE CONTACT US**

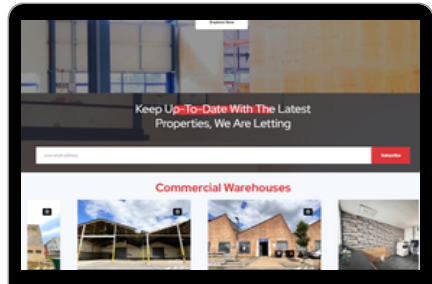


  
**Vibe**  
WAREHOUSES

# Creative WORKSPACE



**OVERBURY YARD,  
LONDON N15**



## Get in touch!



**0203-935-4544**



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## ABOUT THE PROPERTY

- Discover Your Creative Workspace at Overbury Yard, London N15! Located on the ground floor of Overbury Yard, this distinctive creative workspace is thoughtfully designed with repurposed shipping containers, offering an eco-friendly, low-impact solution for those in creative industries. Each container serves as a blank canvas, perfect for makers, thinkers, and creators to shape into their unique workspace. The property provides flexible-term contracts, welcoming all types of businesses, with a special encouragement for creatives.
- Conveniently positioned, Overbury Yard ensures effortless commuting around London. Just a 4-minute walk to Vastry Road bus stop, a 3-minute drive to Stamford Hill Overground Station and Manor House Underground Station, and a 7-minute drive to Harringay Green Lanes Station, this workspace is surrounded by vibrant retail, dining, and residential spaces.
- Additional amenities include secure site access, a shared yard with plants, seating, a relaxed breakout area, and future event space making Overbury Yard an inspiring place to work.
- Set in a lively neighborhood with access to markets, shops, and local amenities, Overbury Yard offers a vibrant community atmosphere for you and your team.



## FEATURES



**STAMFORD HILL OVERGROUND STATION, MANOR HOUSE UNDERGROUND STATION, AND HARRINGAY GREEN LANES STATION**



**VASTRY ROAD BUS STOP**

- **ELECTRIC ROLLER-SHUTTER DOORS**
- **AIR CONDITIONING AND HEATING**
- **HIGH-SPEED WIFI**
- **5 DOUBLE PLUG SOCKETS**
- **LED LIGHTING**
- **EFFICIENT AIR-SOURCE HEAT PUMPS**
- **ORIGINAL MARINE-PLY FLOORING**
- **DOUBLE-GLAZED SECURE DOORS**
- **COVERED BICYCLE PARKING**
- **ACCESS TO FOUR COMMUNAL TOILETS, INCLUDING ONE DISABLED-ACCESSIBLE WC**

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to Arbor Group Ltd trading as Vibe warehouses or its representatives in relation to anything stated or committed from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyors and/or solicitor.