

427 CALEDONIAN ROAD

LONDON, N7 9BG

FOREST

REAL ESTATE

TO LET

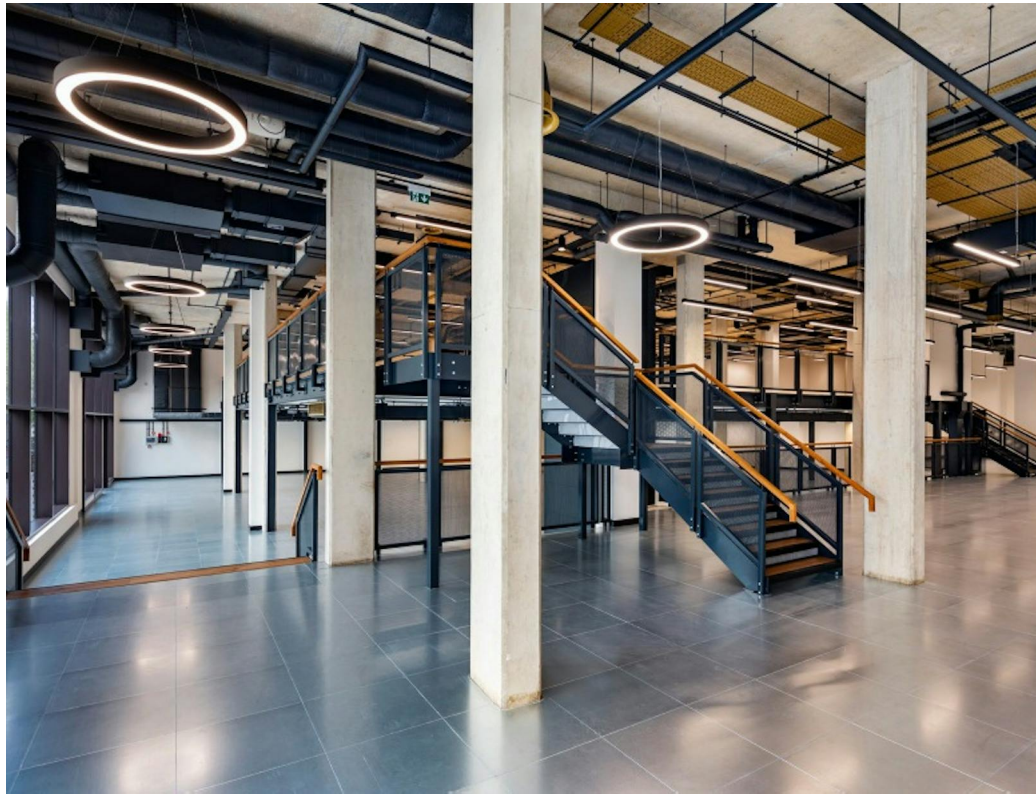
4,650 TO 13,950 SQ FT

Self-contained commercial premises with excellent street frontage and generous ceiling height suitable for a variety of occupiers

Key Features

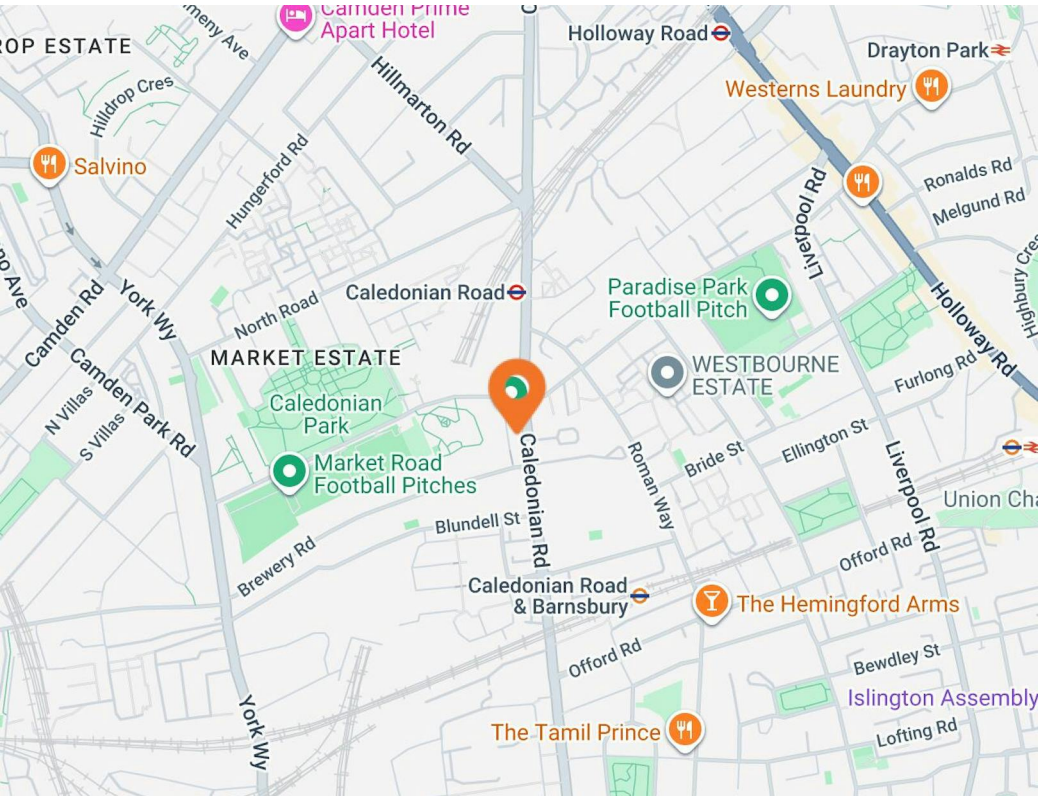
- Self Contained with ability to split
- One Stop from Kings Cross
- 1x Platform Lift
- Superb Natural Light
- Excellent street frontage
- Open plan configuration
- Generous ceiling height
- Multiple WC's
- Fitted Kitchen





Cally Yard, 427 Caledonian Road
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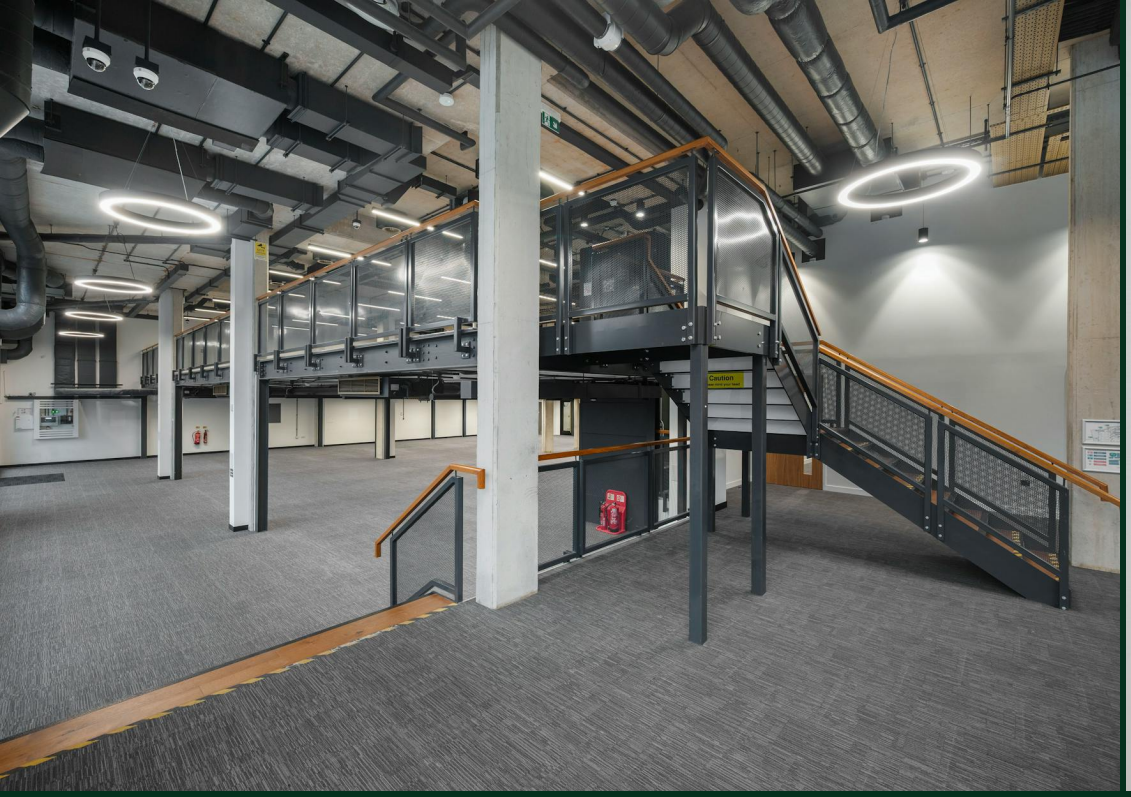


Description

The available accommodation forms part of the recently developed London Square Cally Yard mixed-use scheme, offering a high-quality accommodation suitable for a variety of uses. The space benefits from an impressive floor-to-ceiling height up to 5.87 meters in part, metal-tile raised flooring, and excellent natural daylight provided by floor-to-ceiling glazing across two elevations. Features include street-level entrances, fully exposed air conditioning complemented by additional mechanical ventilation system, modern LED lighting throughout, self-contained WC facilities, mezzanine floor (in part) and a platform lift.

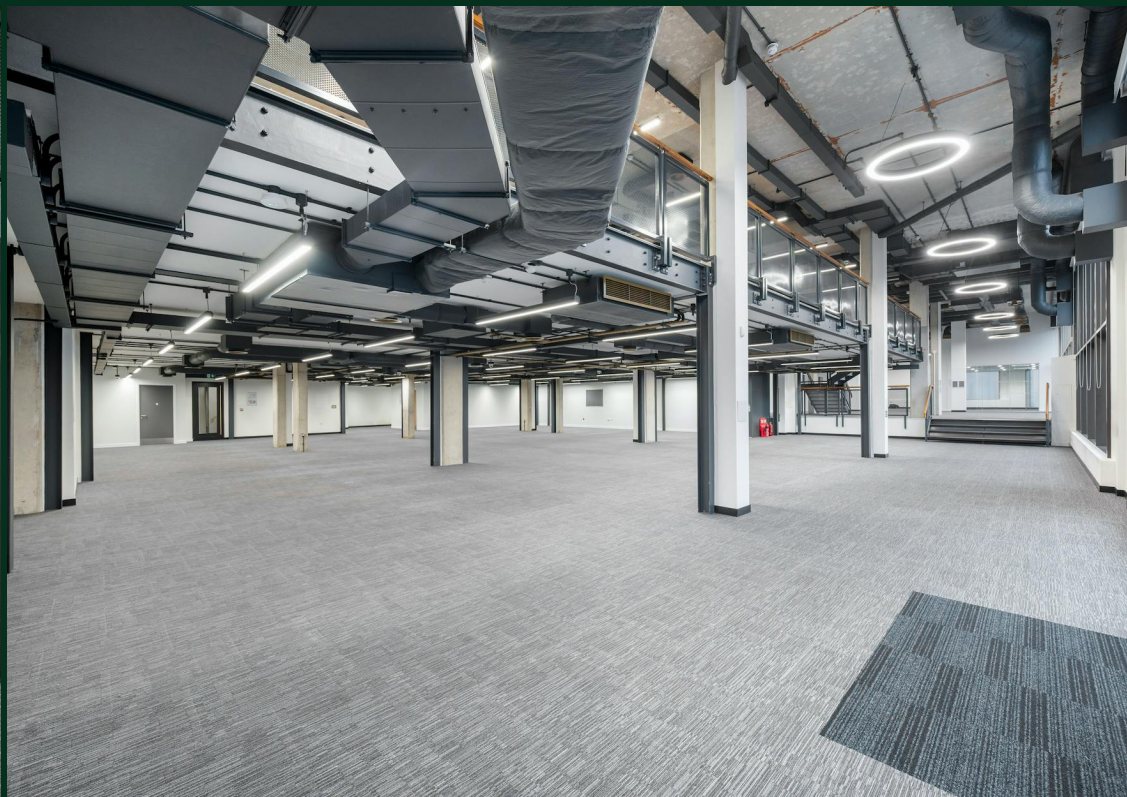
Location

Islington is a highly affluent and densely populated London borough, located close to both the West End and the City, and is a well-established commercial, residential and leisure destination. Cally Yard is prominently situated on Caledonian Road with excellent transport links, including nearby Underground and Overground stations, and direct access via the Piccadilly Line to King's Cross and St Pancras International.









Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1A	4,650	432	Available
Unit - 1B	9,390	872.36	Available
Total	**14,040**	**1,304.36**	

Lease	New Lease
Rent	£29.50 per sq ft
Rates	N/A
Service Charge	A Service Charge Figure is yet to be Agreed.
VAT	Applicable
EPC	A

Contact

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