

Compton

Islington
Cally Yard
Caledonian Road
N7 9BG

A brand new unit with E-Class use suitable for workspace, showroom, retail and leisure, available to rent or for sale.

For Rent / For Sale
4,432 ft²

020 7101 2020
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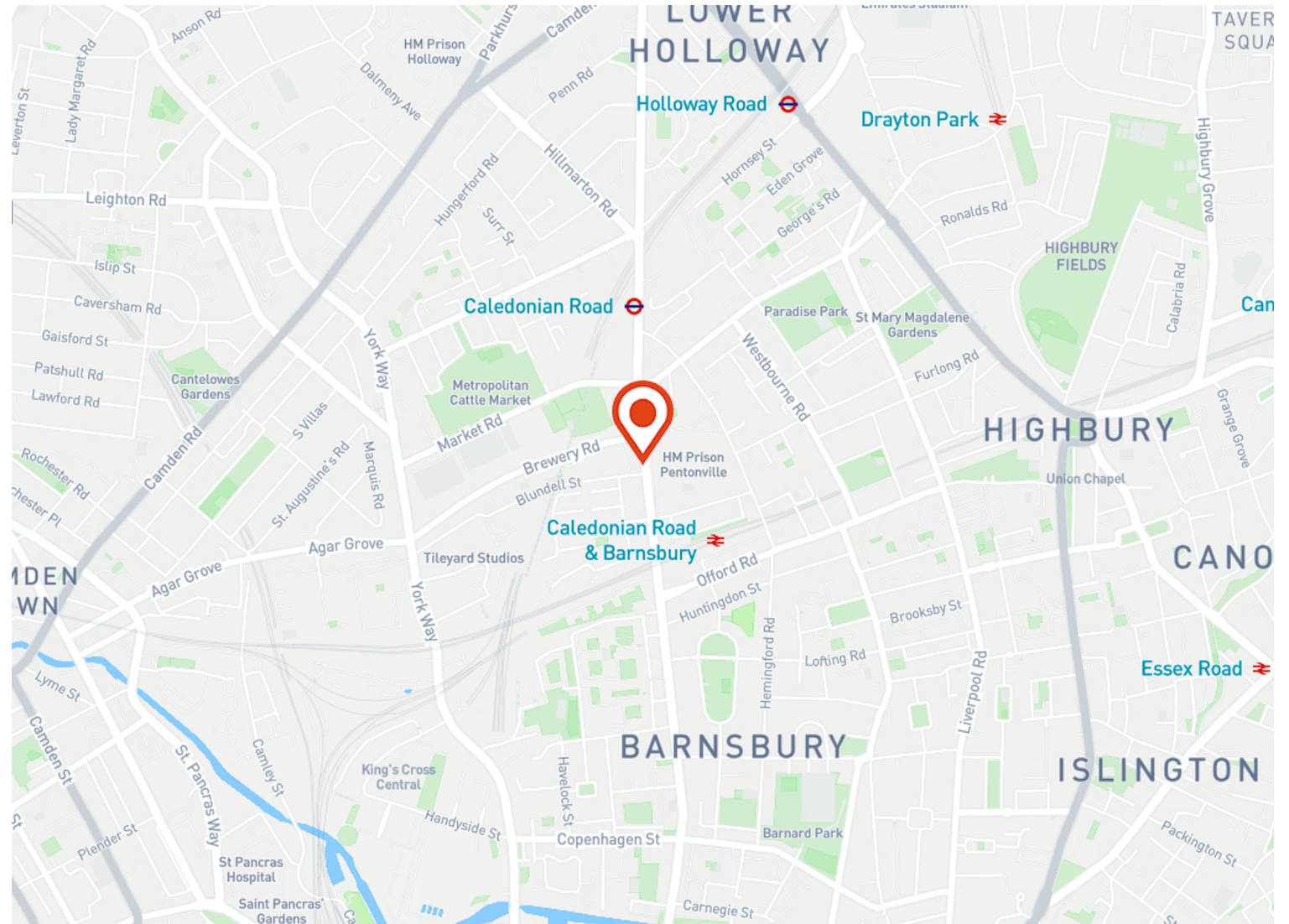
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Location

Affectionately known as Cally Road by locals, Caledonian Road's business community is growing with start-ups and established enterprises alike taking occupation in the district, with easy access into central London via the Piccadilly line and Overground network. The quarter's Victorian commercial heritage lends a warehouse aesthetic to the design of fashionable after-work venues like The Depot and The Pleasance, in contrast to the gleaming modernity of Arsenal's Emirates Stadium. Just to the north of Kings Cross spectacular regeneration zone, Cally Yard is the edgy and aspiring younger sibling to smooth-suited Upper Street.

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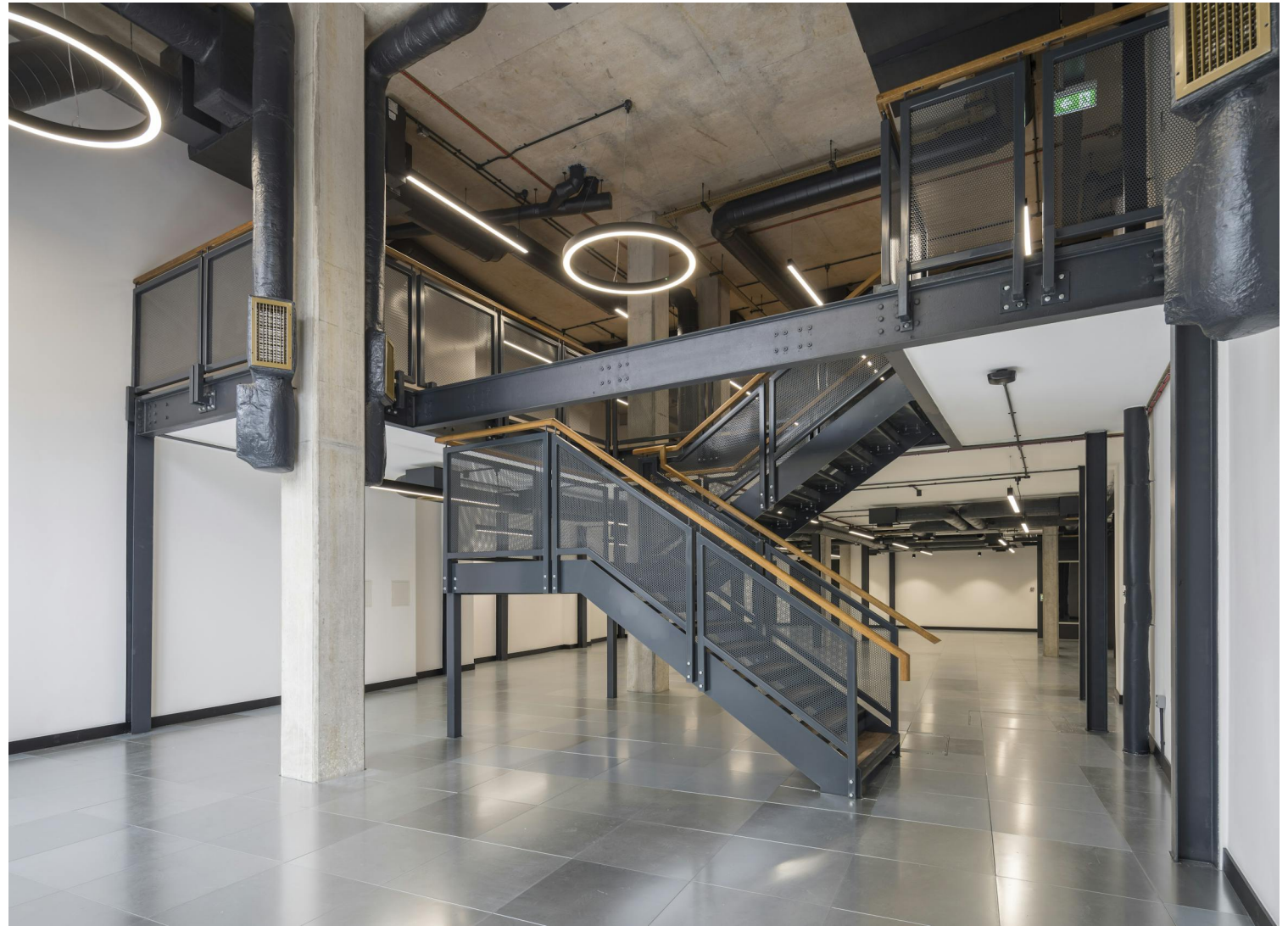
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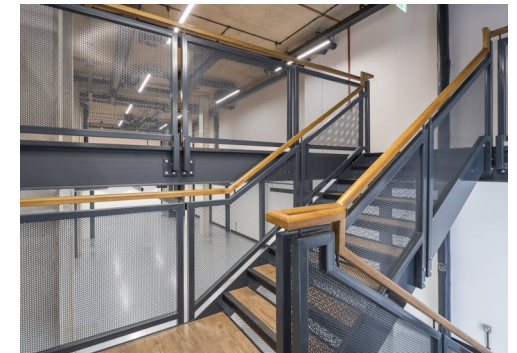
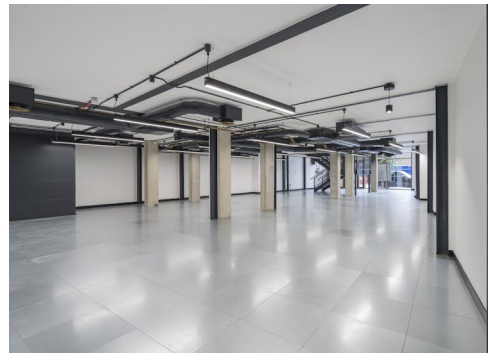
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Amenities

- E Class use - ideal as Workspace, Showroom, Retail or Leisure
- Brand new redevelopment
- New Creative Business Community
- Underground Station within 3 minutes walk
- Contemporary Internal specification
- Brand new exposed air conditioning
- Fully accessible metal tile raised flooring
- Bespoke suspended linear LED lighting
- Superb natural daylight throughout
- Exposed concrete soffits and columns
- Self-contained WC facilities
- Dedicated onsite bicycle storage and shower facilities
- Communal onsite courtyard

Description

Cally Yard's convergence of minds, makers, founders and creators will create a dynamic hub in the continuing regeneration of Caledonian Road, which began life as a nineteenth century toll road developing a culture of light industry in the wake of the new railways.

Our connected, collaborative and flexible new office space will channel Cally Road's existing sense of community and commerce, while injecting new energy for the future. We want to foster innovation that will boost the wellbeing of the community as a whole, as well as that of your business.

This high quality, ultra-flexible spaces can be perfectly tailored to your specific business needs. The Studio is available to buy or rent now.

Whether you're a creative, a maker, small or large business, studio or agency, Cally Yard can be tailored to your dream workspace solution. It's a modular, dynamic opportunity for savvy entrepreneurs, businesses and twenty-first century start-ups.

Be one of the visionaries to ride the first wave of Caledonian Road's regeneration and claim your piece of London.

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Content

[View on Website](#)



Business Rates

Interested parties are advised to make their own enquiries directly with the Local Authorities.

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Floor Areas & Outgoings

The accommodation comprises of the following;

Floor/Unit	Description	sq ft	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Unit	1C - Ground & Mezz	4,432	£37.50	£1,625,000	£13	£1.29	£19,128.91	£229,546.92	Available
Unit	6B - Ground	1,307	£47.50	£725,000	£13	£1.48	£6,750.66	£81,007.86	Under Offer
Unit	1 Market Road	700	£47.50	-	On Application	£1.50	£2,858.33	£34,300	Under Offer

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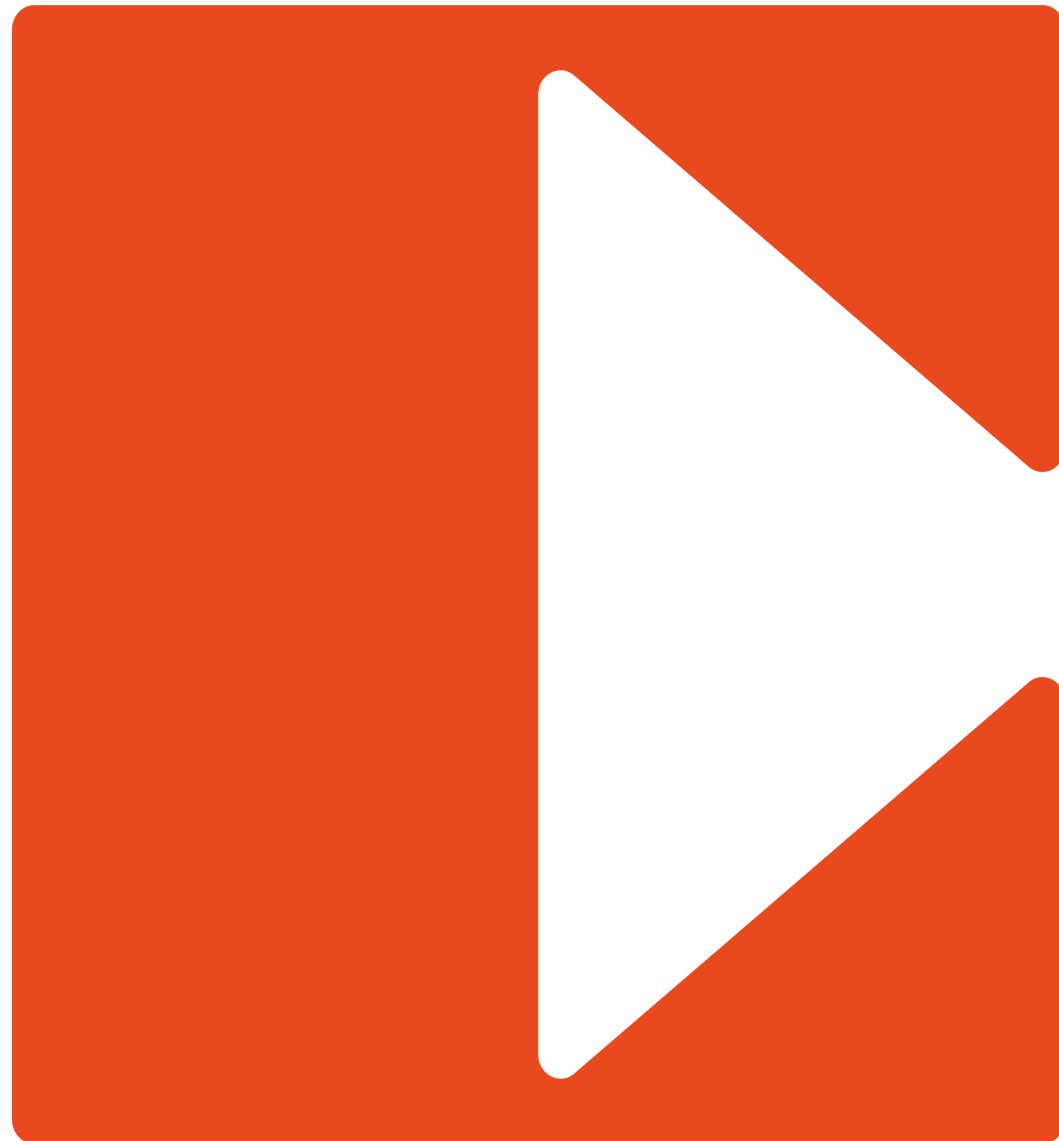
Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Emma Higgins
eh@compton.london
07769 605 295

Shaun Simons
ss@compton.london
07788 423131

Samantha-Jo Roberts
sr@compton.london
07704343032



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