



Compton

*For Rent and Sale*  
Caledonian Road  
Islington N7

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

**Cally Yard**  
Caledonian Road  
Islington N7

**Size**

4,432 Ft<sup>2</sup>

**Price**

£1,200,000

**Rent**

£37.50 per sq ft

**Fitout**

Not Fitted

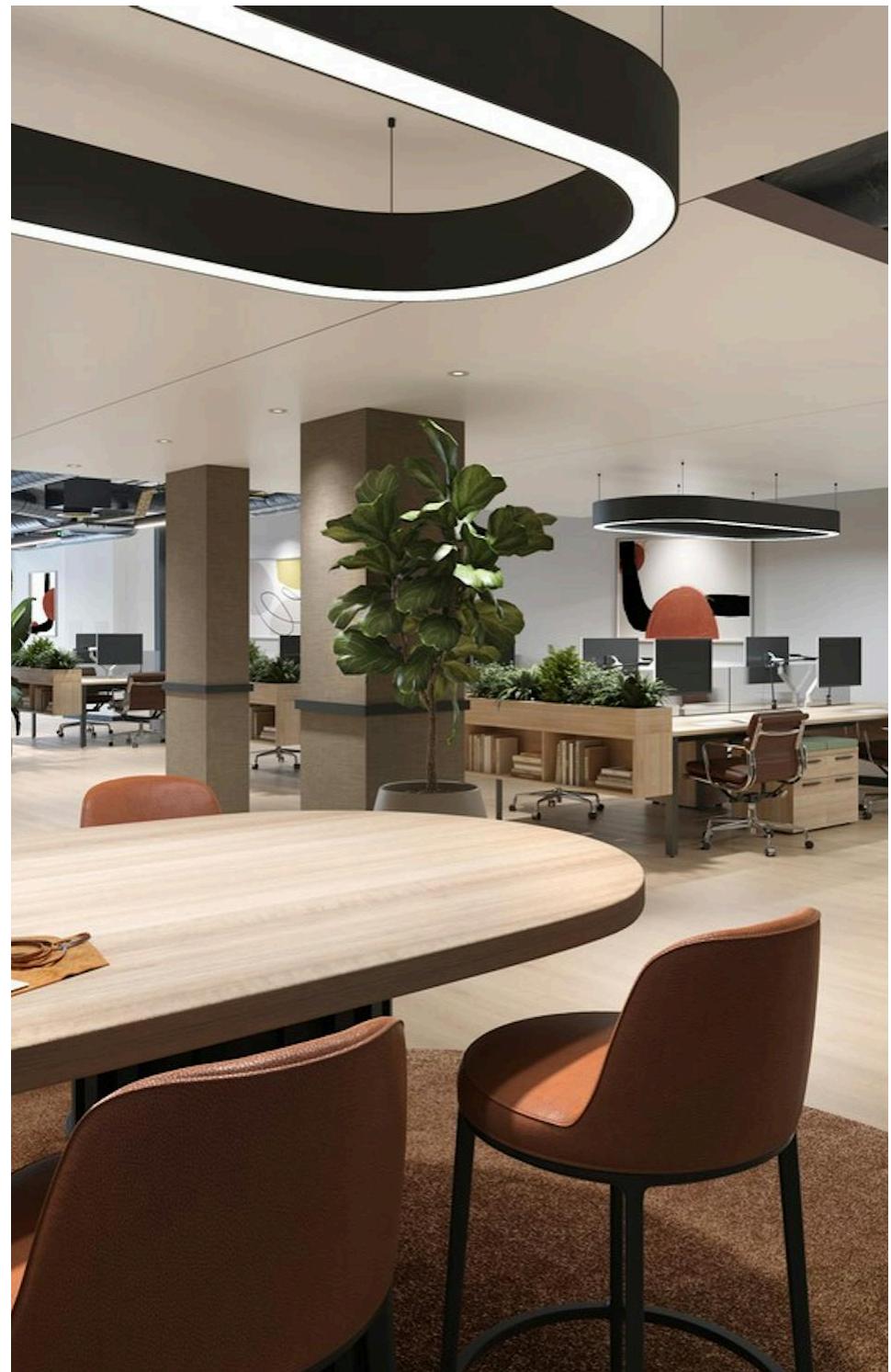
Compton

**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 i available to buy or rent now.



For Rent and Sale

**Cally Yard**  
Caledonian Road  
Islington N7

**Size**

4,432 Ft<sup>2</sup>

**Price**

£1,200,000

**Rent**

£37.50 per sq ft

**Fitout**

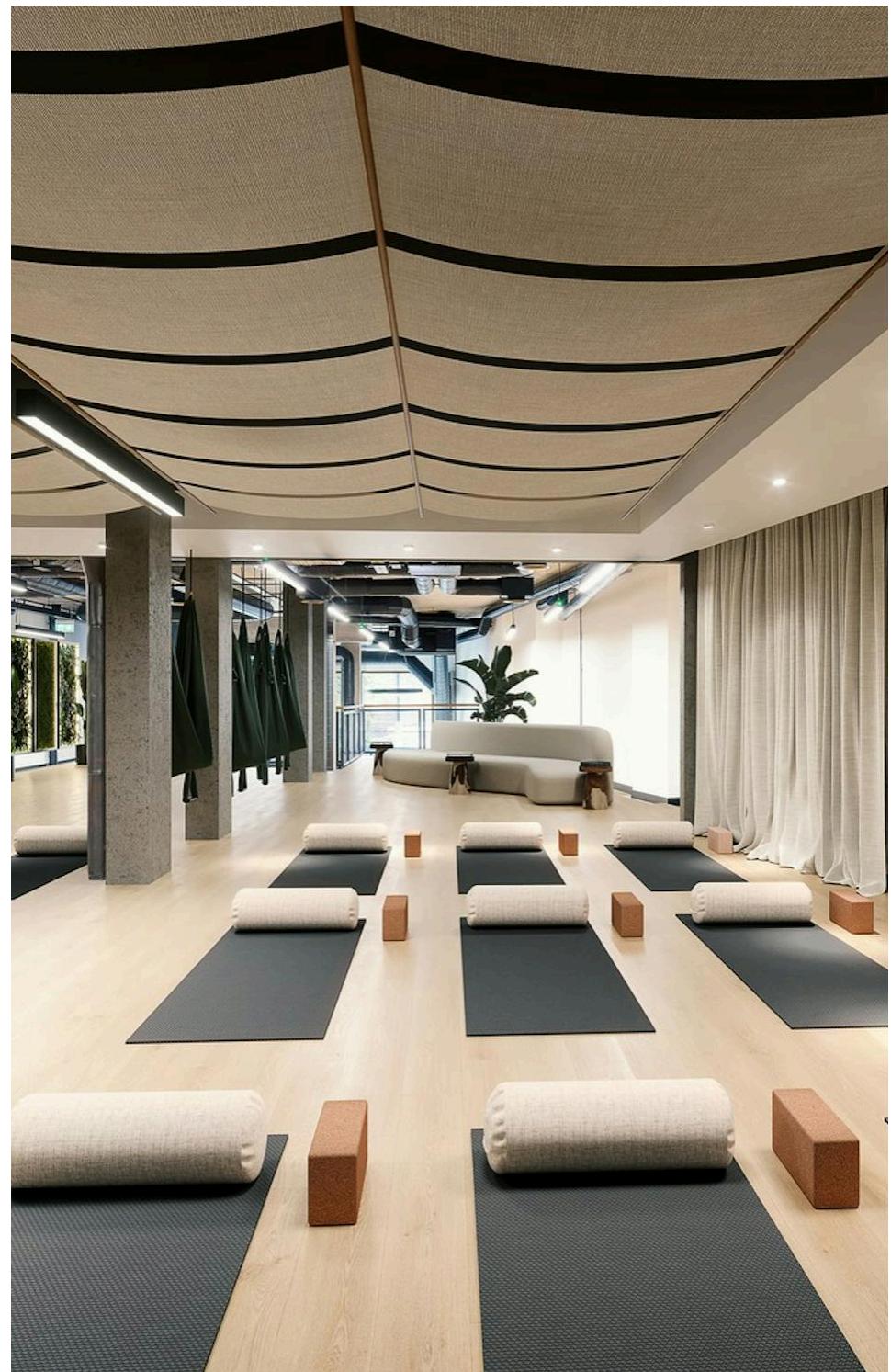
Not Fitted

**Description**

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.

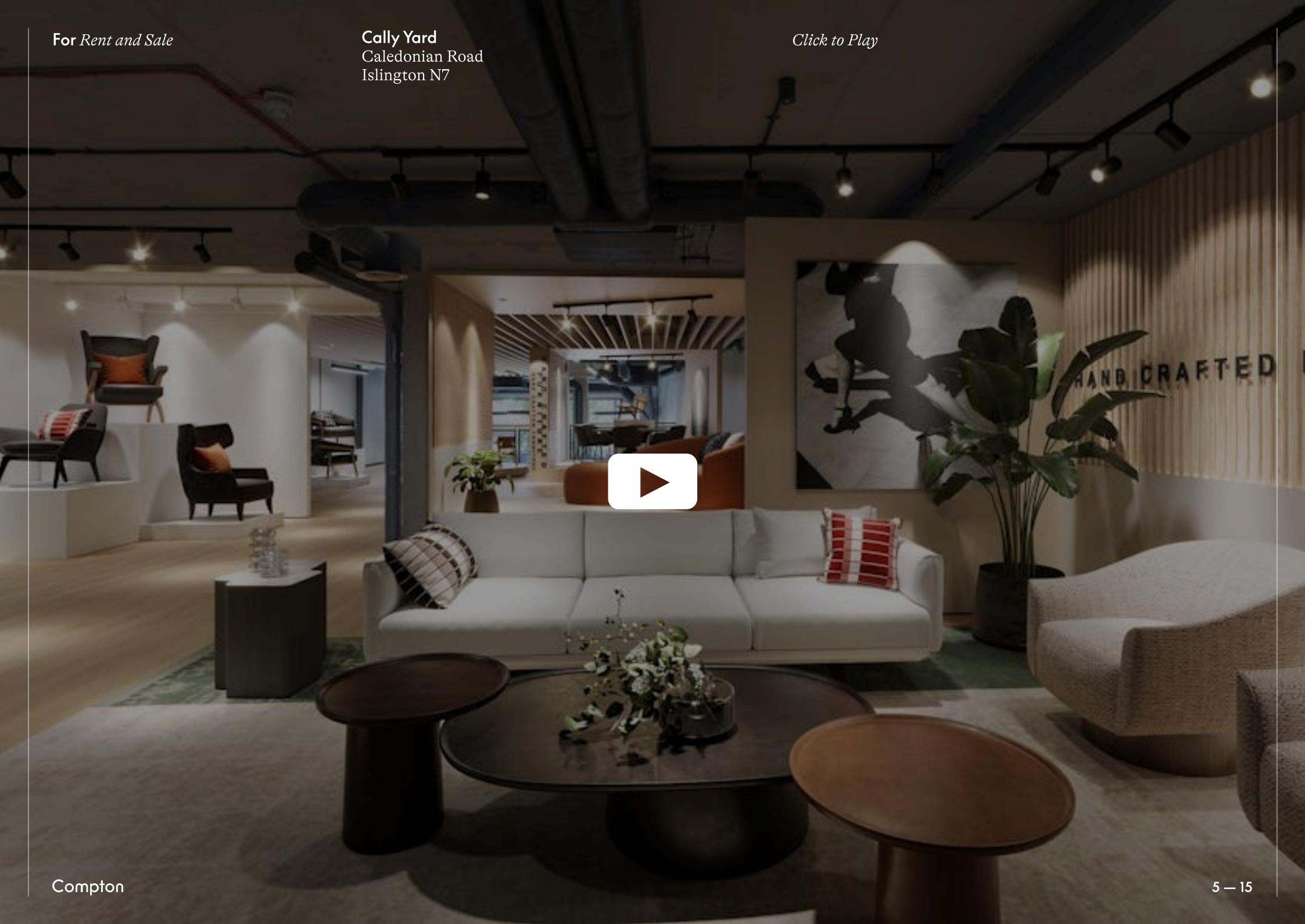
Compton



For Rent and Sale

**Cally Yard**  
Caledonian Road  
Islington N7

*Click to Play*



For Rent and Sale

**Cally Yard**  
Caledonian Road  
Islington N7

Unit 1c

**Size**

4,432 Ft<sup>2</sup>

**Price**

£1,200,000

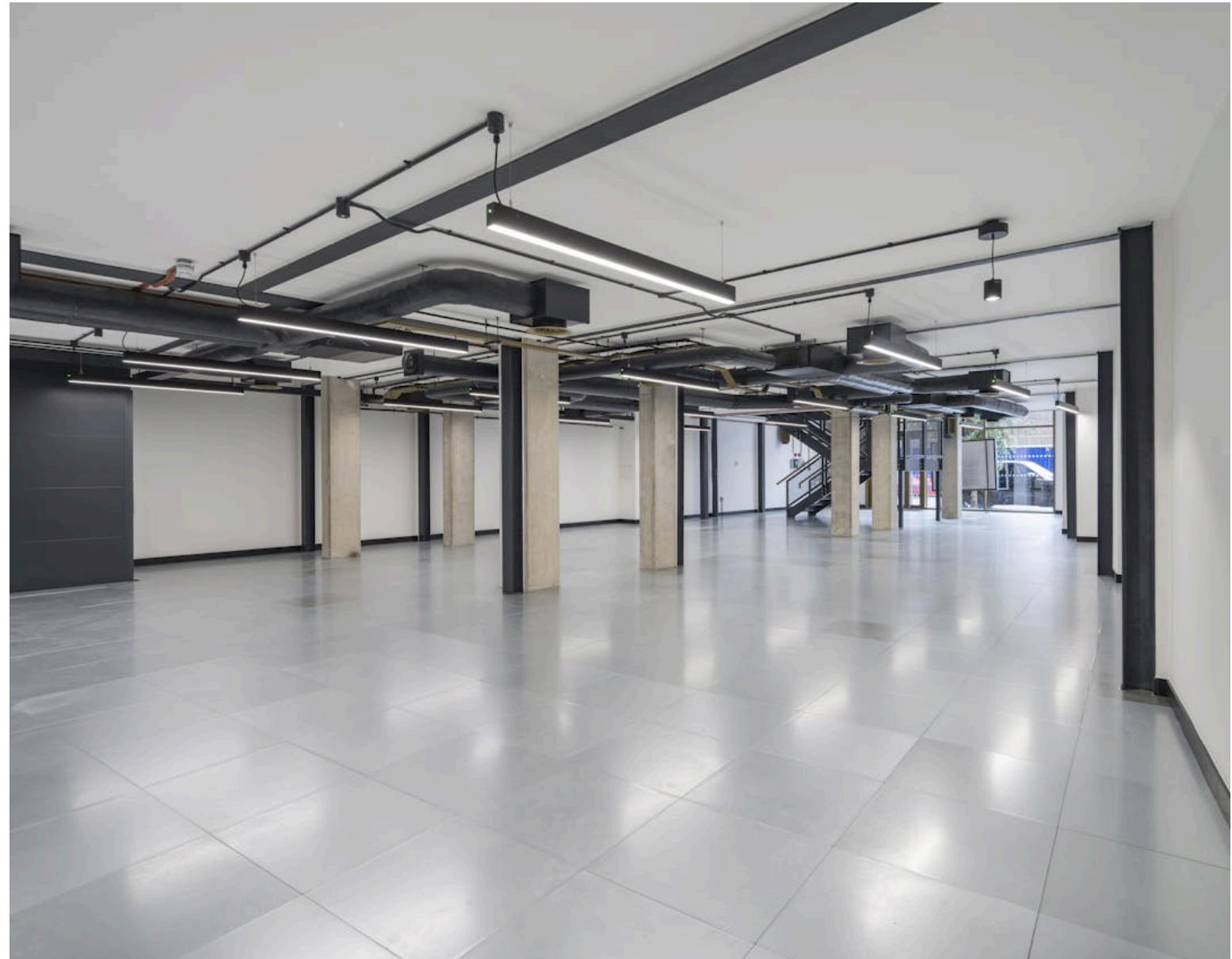
**Rent**

£37.50 per sq ft

**Fitout**

Not Fitted

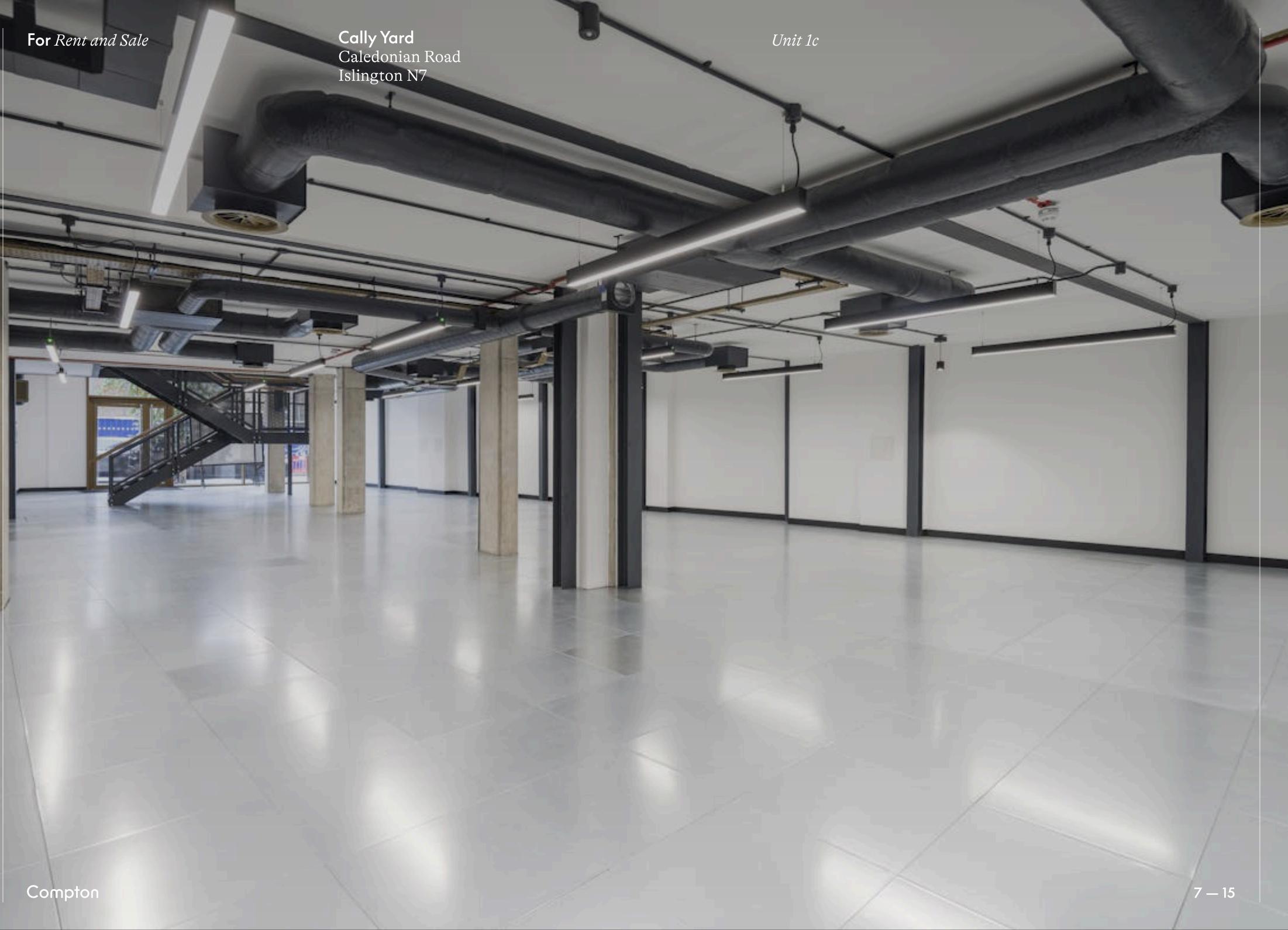
Compton



For Rent and Sale

**Cally Yard**  
Caledonian Road  
Islington N7

Unit 1c



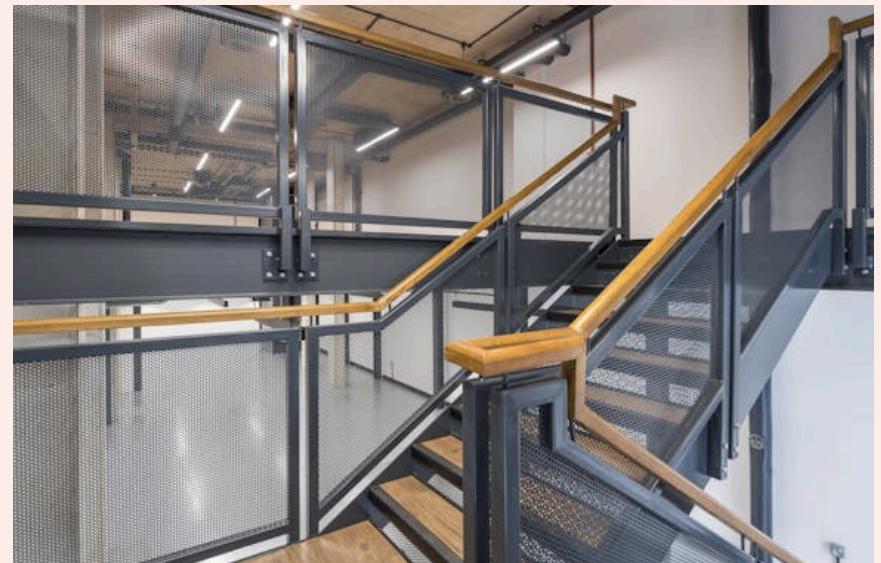
*For Rent and Sale*

**Cally Yard**  
Caledonian Road  
Islington N7

*Unit 1c*



*Unit 1c*

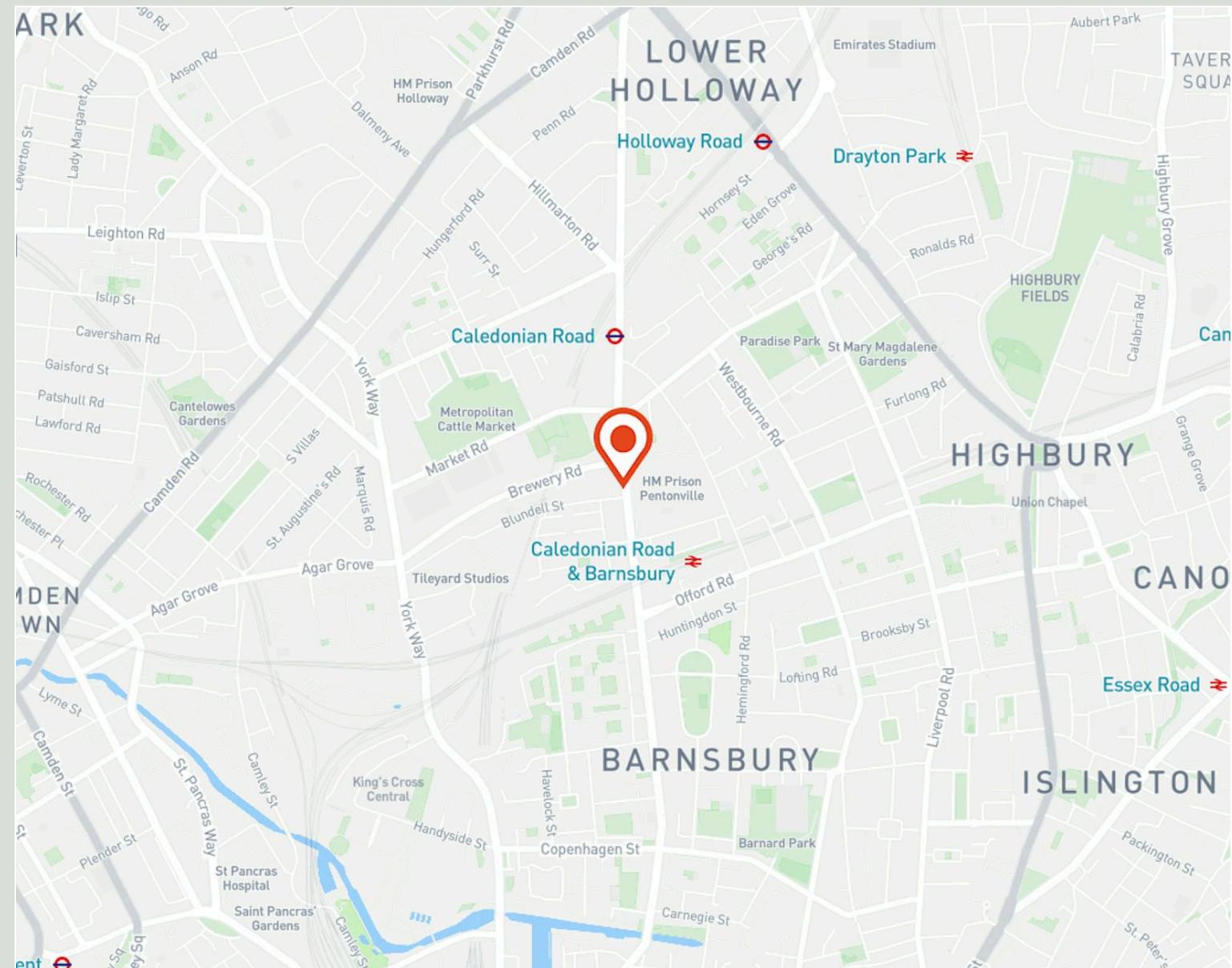


### Cally Yard

Caledonian Road  
Islington N7

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.

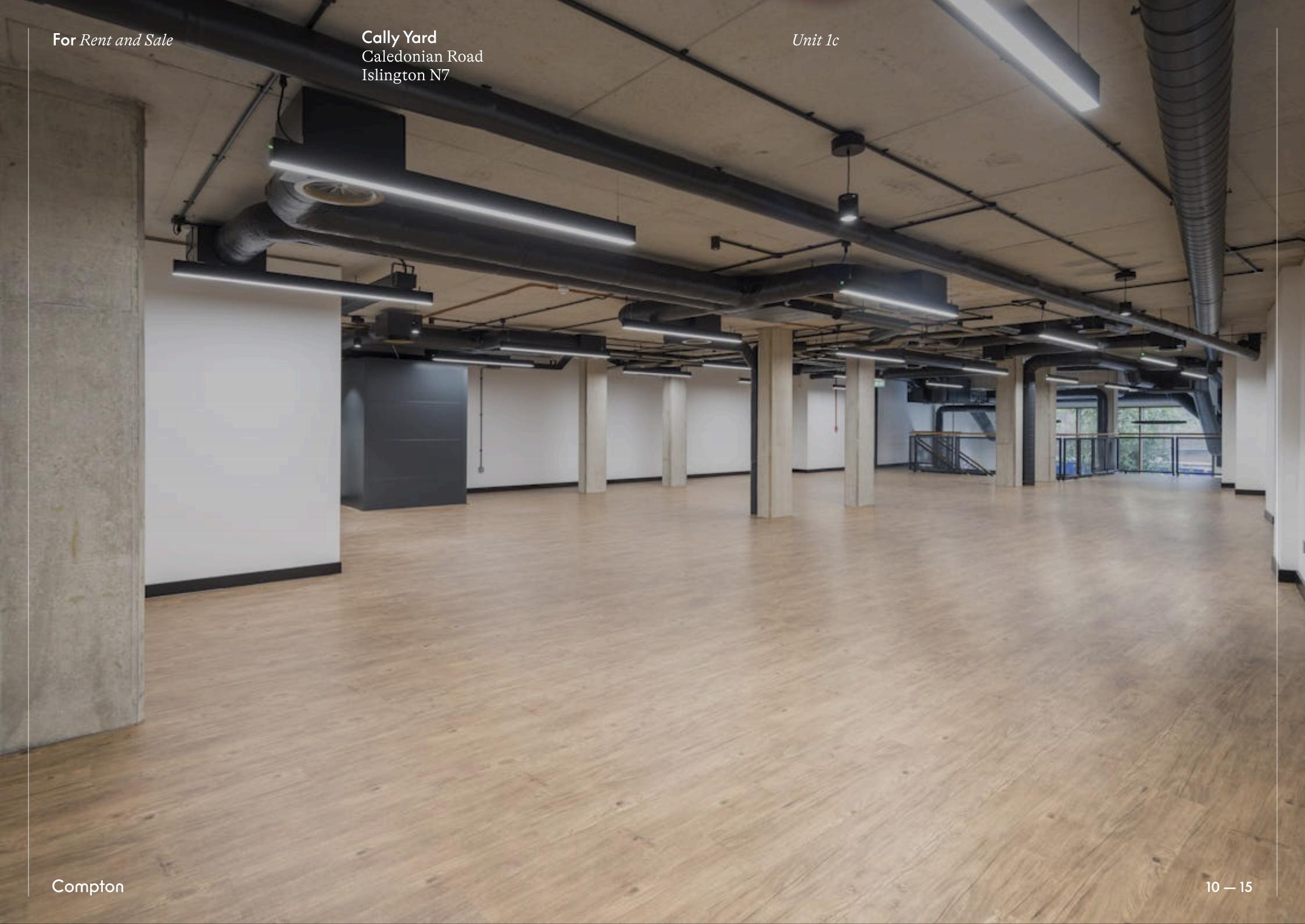
### Location



For Rent and Sale

**Cally Yard**  
Caledonian Road  
Islington N7

Unit 1c



**Cally Yard**  
Caledonian Road  
Islington N7

## 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



For Rent and Sale

**Cally Yard**  
Caledonian Road  
Islington N7

Availability

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	£1,200,000	£20	£1.29	£21,713.11	£260,557.28	Available
Unit	6B - Ground	1,307	£47.50	£725,000	£13	£1.48	£6,750.66	£81,007.86	Sold
Unit	1 Market Road	700	£47.50	-	On Application	£1.50	£2,858.33	£34,300	Sold

For Rent and Sale

**Cally Yard**  
Caledonian Road  
Islington N7

#### **Business Rates**

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

#### **Tenure**

New Lease

#### **Availability**

Available Immediately

#### **Compton Concierge**

Want your workspace *managed*?

Find out more

[compton.london/concierge](http://compton.london/concierge)

#### **Content**

Watch the Film  
(click button)



**compton.london**

020 7101 2020

enquiries@compton.london

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



**Emma Higgins**  
eh@compton.london  
0207 101 2020 | 07769 605 295



**Shaun Simons**  
ss@compton.london  
0207 101 2020 | 07788 423131



**Samantha-Jo Roberts**  
sr@compton.london  
0207 101 2020 | 07704343032