

Unit 1C Cally Yard, Caledonian Road, London, N7 9BG

FOR SALE / TO LET

Healthcare / Office / Showroom

4,432 sq ft / 411.8 sq m

Offers in excess of
£1,625,000 / £166,200 per
annum

Newly Built Self Contained Media Style Offices For Sale Fronting Caledonian Road with Consent for Retail & Medical Uses



- Brand new redevelopment
- 350 metres from Caledonian Road Underground station
- Contemporary Internal specification
- Exposed ducted air conditioning
- Fully accessible metal tile raised flooring
- Bespoke suspended linear LED lighting
- Superb natural daylight throughout
- Exposed concrete soffits and columns
- Dedicated onsite bicycle storage and shower facilities

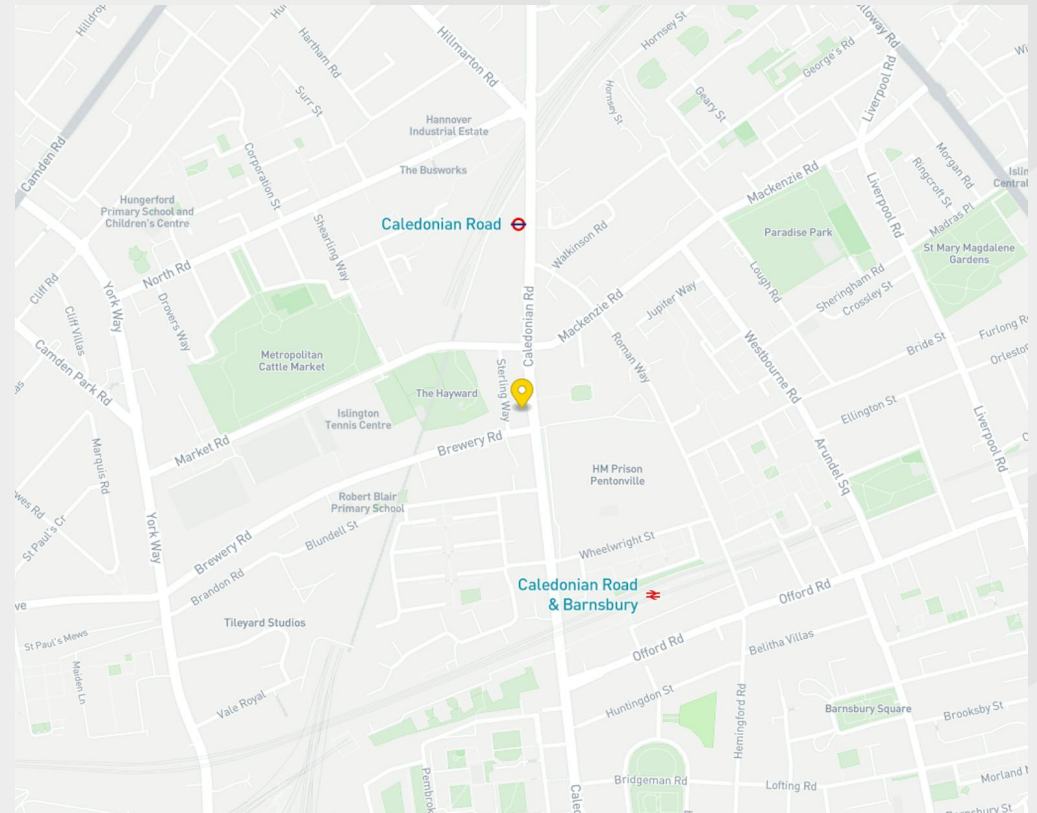


Description

A flexible self contained office premises forming part of this brand new development fronting Caledonian Road. Arranged over ground and mezzanine levels, the unit is finished with a high quality Cat A fit out. The unit itself benefits from superb natural daylight, air-conditioning and contemporary internal specification, as well as tenants having access to onsite bicycle storage and shower facilities and a communal onsite courtyard. The premises also benefits from consent for use as retail, showroom & medical uses (subject to hours of use between 8am-7pm).

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. Just to the north of Kings Cross spectacular regeneration zone, Cally Yard is the edgy and aspiring younger sibling to smooth-suited Upper Street.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	2,123	197.23	-	-	-	£13	£1.29	Available
Mezzanine	2,309	214.51	-	-	-	£13	£1.29	Available
Unit - Total	4,432	411.75	£166,200 /annum	£37.50	£1,625,000	£13 approx.	£1.29 approx.	Available

Tenure

Long leasehold of 999 years
(less six days) from 1st January
2016 at a peppercorn ground
rent / New Effective Full
Repairing and Insuring Lease on
terms to be agreed

EPC

Has been commissioned

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

[Floor Plans](#)

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