

1 MARKET ROAD

CALLY YARD, N7 9PW

FOREST
REAL ESTATE

TO LET / FOR SALE

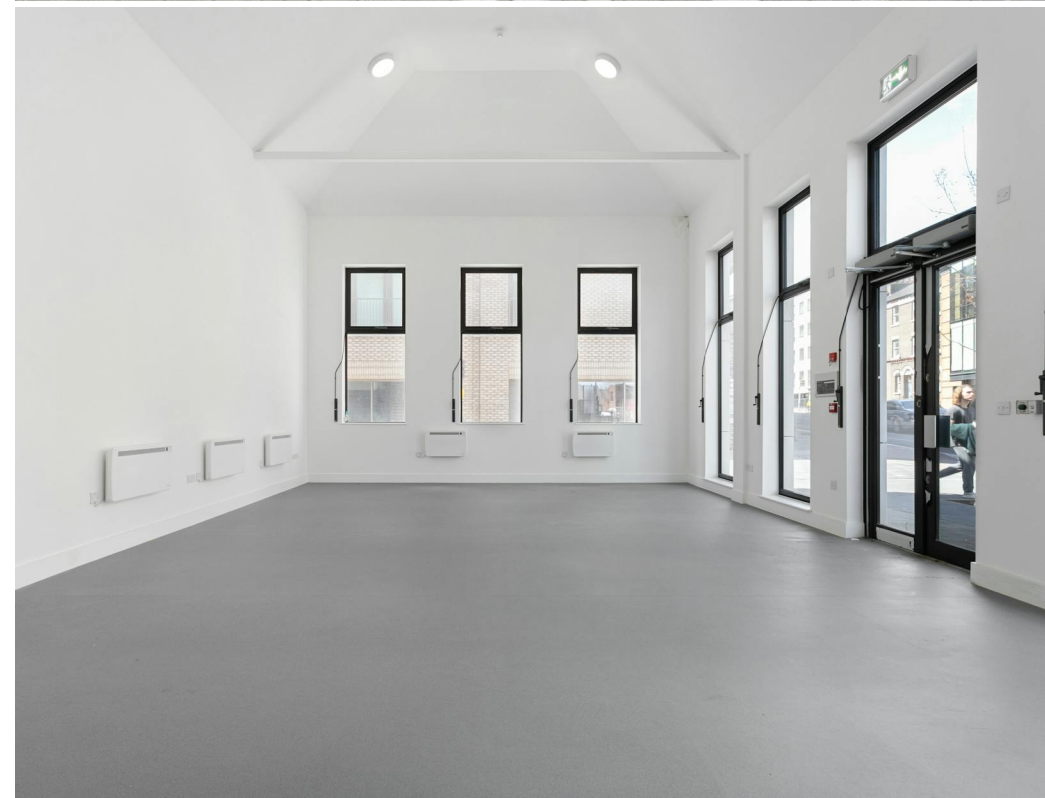
700 SQ FT

Newly Renovated Business Unit Suitable For Nursery, Galleries & All Medical Uses

Key Features

- Self Contained With Own Private Entrance
- Electric Heating
- Disabled WC
- A Few Minutes Walk from Caledonian Road Underground Station
- Open Plan
- Vaulted Ceilings
- Virtual Freehold (999 years)
- Separate Kitchenette
- Dual Aspect Windows With Excellent Natural Light
- Local Occupiers Include Tesco Express, Sainsburys Local and Starbucks & Costa Coffee

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Description

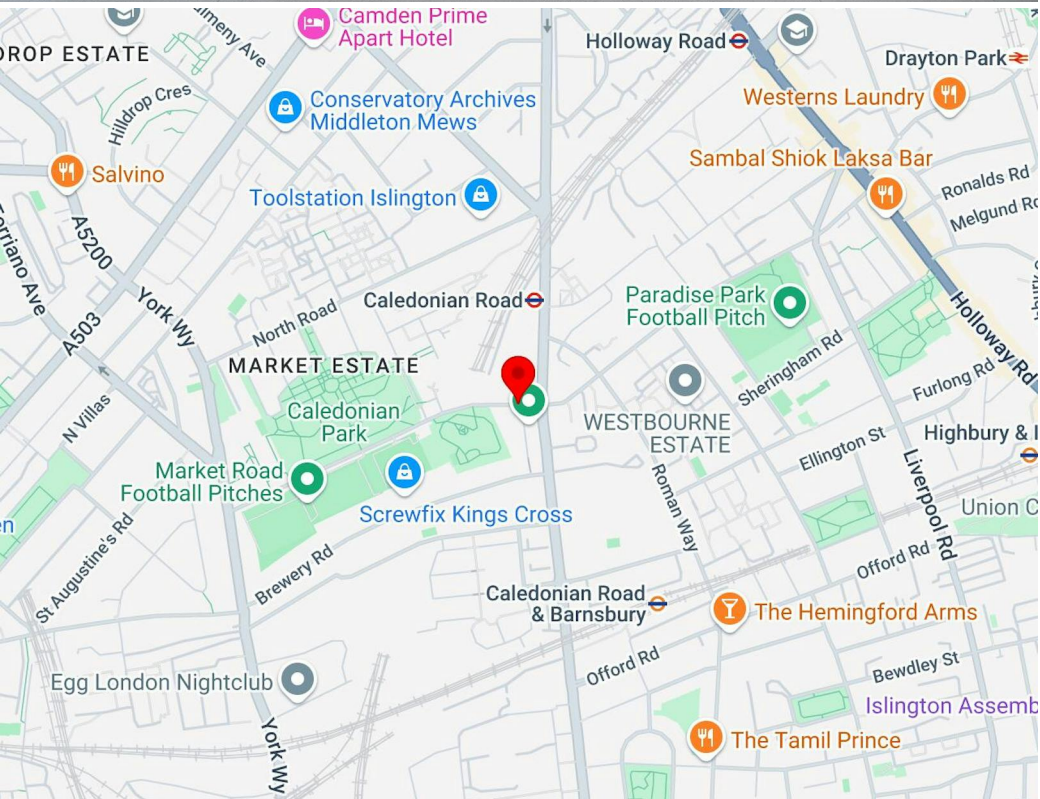
1 Market Road is a key component of the broader Cally Yard development, which counts The Gym Group among its tenants.

This is a rare opportunity to acquire a single-story building with a private entrance and prominent street frontage. Large dual-aspect windows provide a prime branding opportunity, while the high ceilings and open-plan layout make the space versatile for clinics, health centres, dentists, crèches, day nurseries and art galleries.

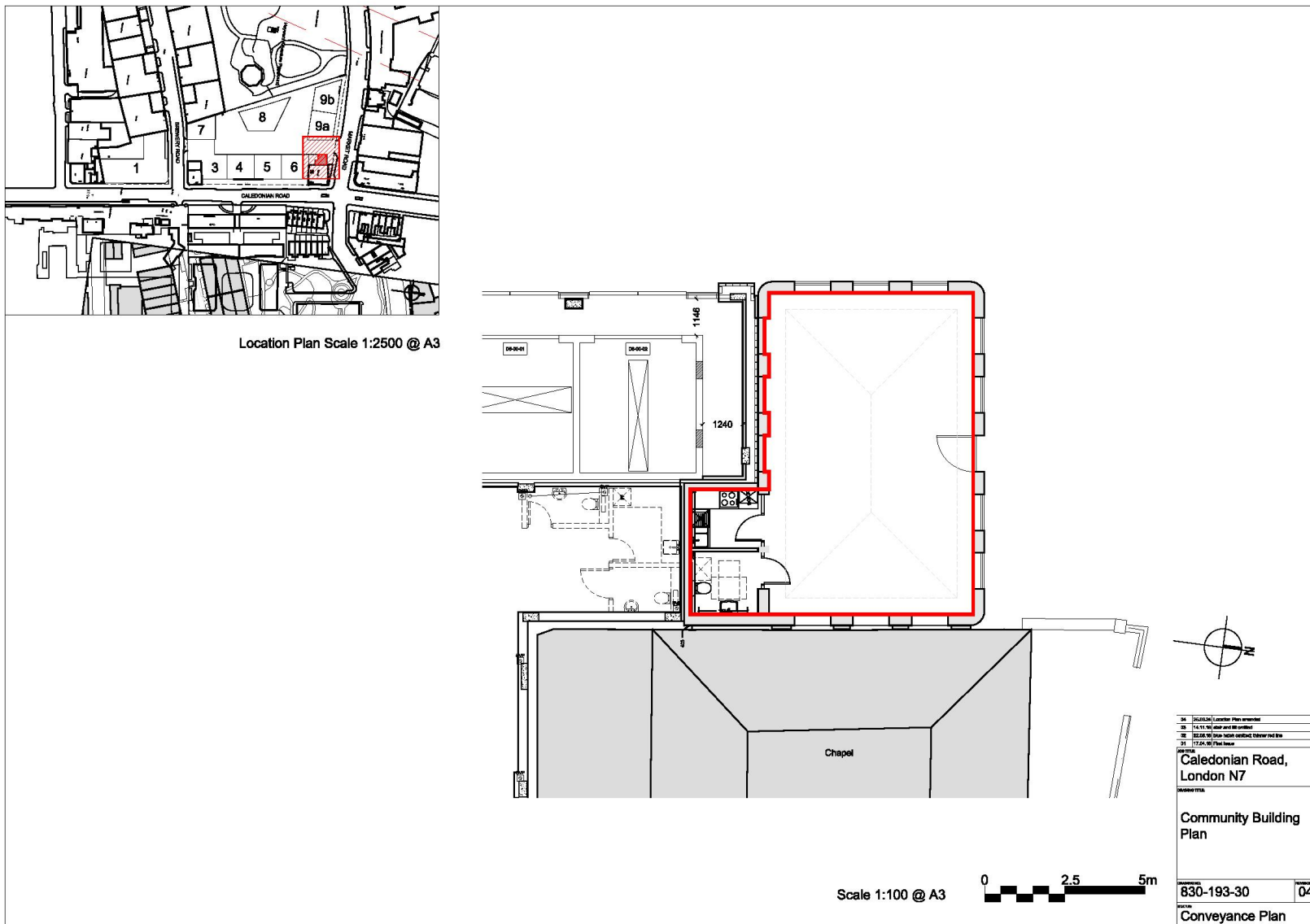
Location

Caledonian Road, or "Cally Road" to locals, is rapidly becoming a go-to location for businesses in London's N7. With its direct links to central London via the Piccadilly Line and Overground, it offers both accessibility and a unique mix of old and new London charm. This area seamlessly combines historic character with modern flair, seen in its Victorian-era architecture alongside newly developed workspaces and creative hubs.

Trendy spots like The Depot and The Pleasance Theatre are popular among professionals for post-work gatherings, while proximity to King's Cross offers convenient connections and a thriving cultural scene. Cally Road provides a balance of practicality and inspiration, ideal for businesses looking to plant roots in one of London's most evolving neighbourhoods.







Availability

Lease	New Lease
Rent	£34,500 per annum
Price	£390,000
Rates	Applicants are to make their own enquiries to the London Borough of Islington.
Service Charge	£2,000 per annum
VAT	Applicable
EPC	B (36)

Contact

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