



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Units 1A & B, 427-429 Cally Yard,
Caledonian Road N7 9BG**

**PROMINENT CLASS-E COMMERCIAL SPACE
GROUND & MEZZANINE - 13,950 SQFT (NIA)**

Summary

- **Property:** Split-level commercial unit with active street frontage
- **Size:** Unit 1A: 4,650 sq ft (Ground) | Unit 1B: 9,390 sq ft (Ground & Mezzanine) - 13,950 sq ft total
- **Use Class:** E (Commercial, Business & Service) - retail, leisure and professional users all permitted
- **Tenure & VAT:** FRI lease is sought, with VAT applicable on the rent
- **Guide Price:** £137,175-£411,525 pa (£29.50 psf)
- **Joint Agents:** Henshall & Partners / Forest Real Estate

Description

- **The Building:** Unit forms part of high quality, mixed-use scheme by London Square
- **Floor to Ceiling Height:** 5.87m in part, with metal tile raised flooring
- **Air Conditioning:** Fully exposed system in place with additional mechanical ventilation system
- **Natural Light:** Floor to ceiling glazing across two elevations
- **Access:** Self-contained entrance at street level, with ability to split unit, subject to interest

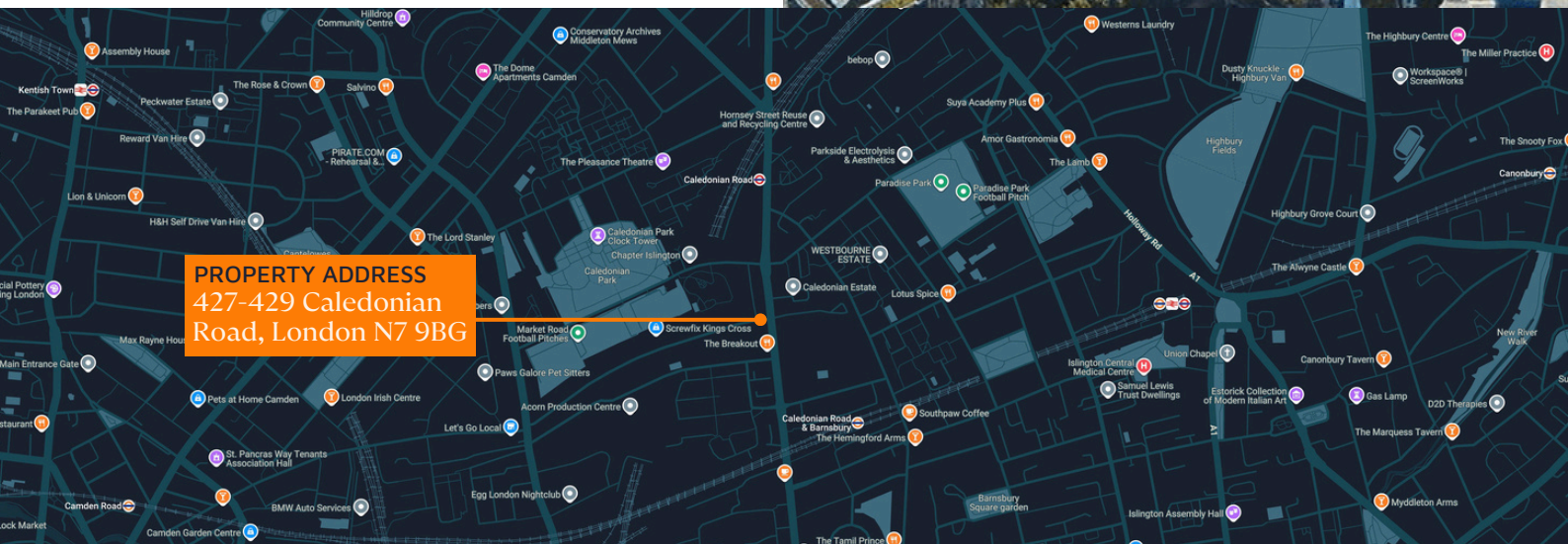
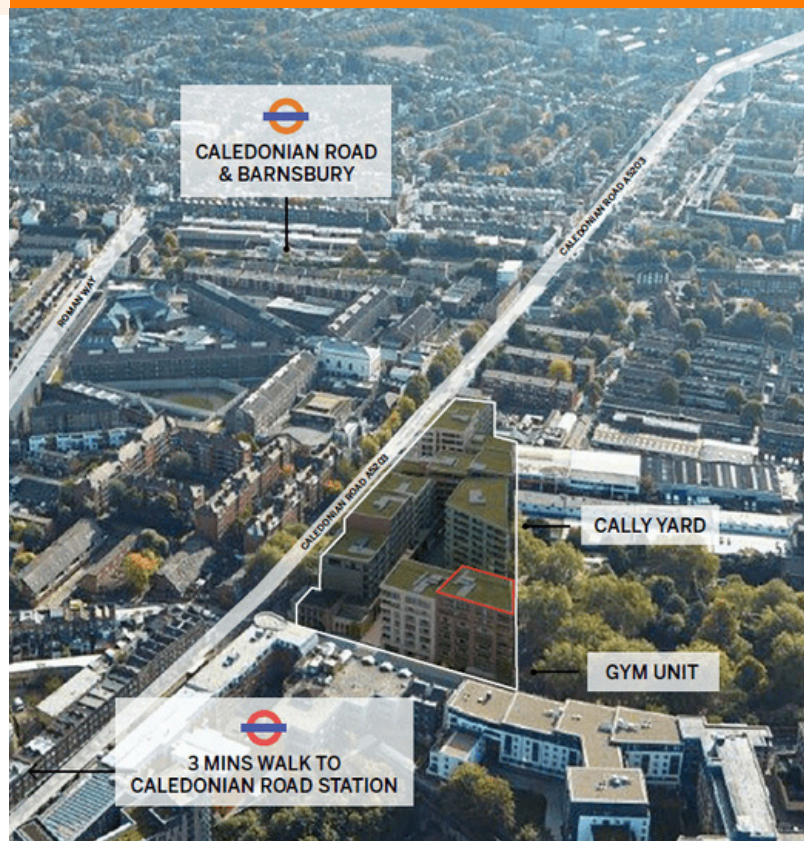
Location

Situated in the heart of **Islington**, **Caledonian Road** is one of **North London's** most desirable and well-connected addresses.

Cally Yard is situated on the eastern side of **Caledonian Road**, just 3-minutes' walk to **Caledonian Road Station** to the north (**Piccadilly Line**) and 5 minutes' walk to **Caledonian Road & Barnesbury Station** to the south (**Overground**).

The **Piccadilly Line** provides direct trains to **Kings Cross & St Pancras**.

Location offers a vibrant, mixed-use environment with a strong local footfall and high visibility on a key London thoroughfare.



Business Rates

The current annual rates payable to Islington Council are estimated at £229,200 pax.

Service Charge

Annual service charge payable to the freeholder
- costs available on request.

EPC & Floor Plans

The property has an EPC rating of A and a floor plan is available upon request.

Terms

Unit 1A (4,650 sq ft) - £137,175 pa (£29.50 psf)

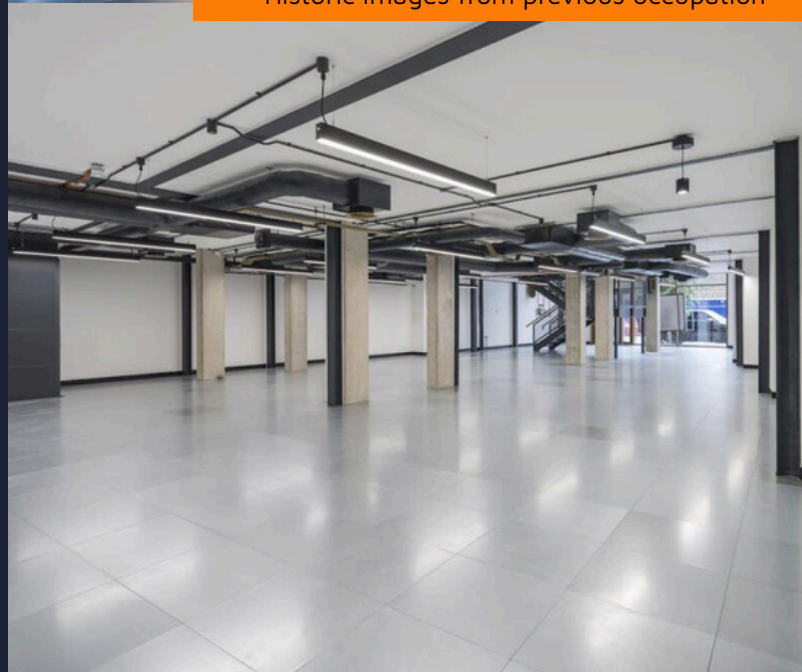
Unit 1B (9,390 sq ft) - £277,005 pa (£29.50 psf)

Units 1A & 1B (13,950 sq ft) - £411,525 pa (£29.50 psf).

We are inviting offers on a new FRI lease on flexible terms.



Historic images from previous occupation



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