



**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

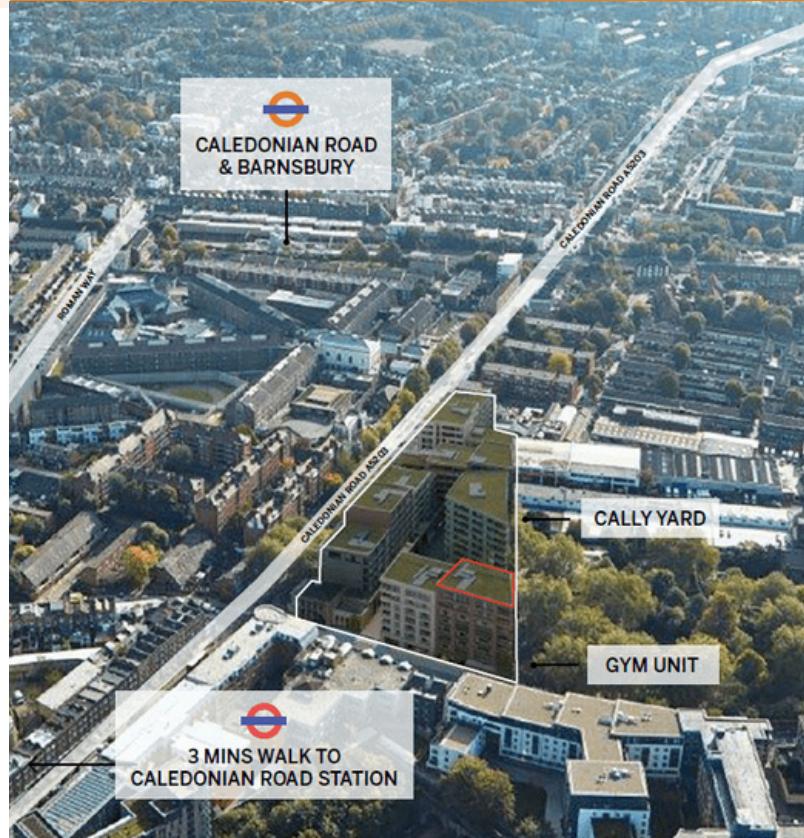
# Location

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

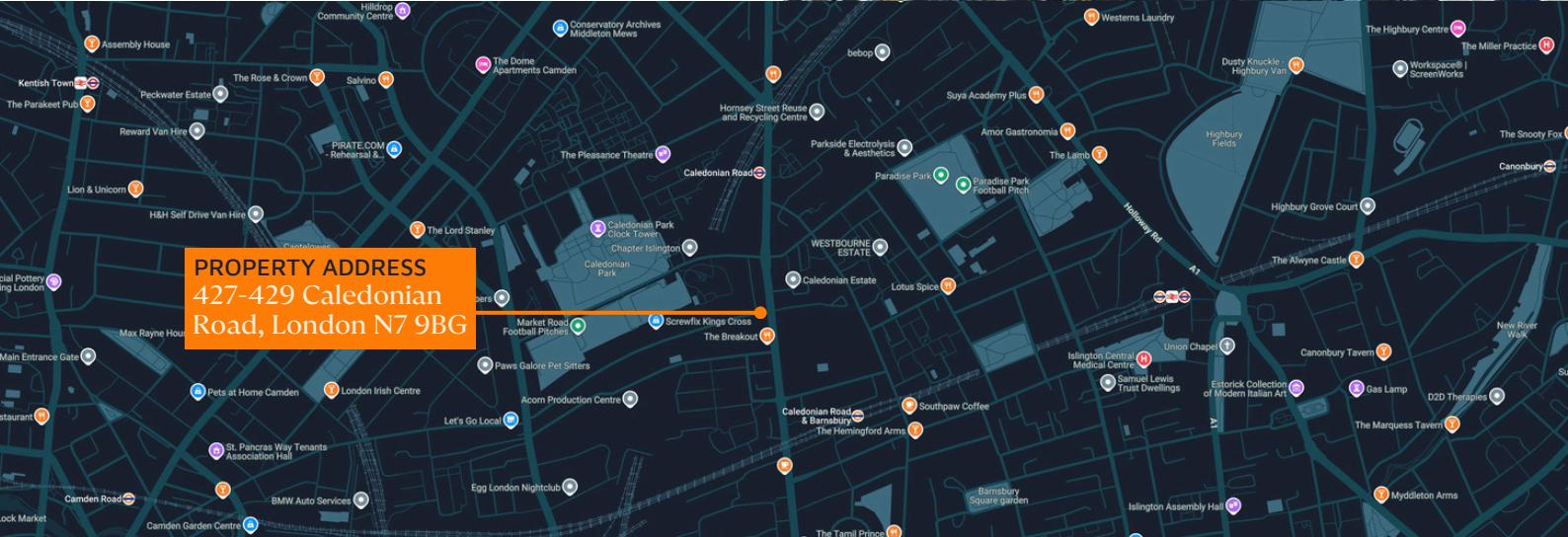
**Cally Yard** is situated on the eastern side of Caledonian Road, just 3-minutes' walk to **Caledonian Road Station** to the north (Piccadilly Line) and 5 minutes' walk to **Caledonian Road & Barnsbury Station** to the south (Overground).

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.



**PROPERTY ADDRESS**  
427-429 Caledonian Road, London N7 9BG



# 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)

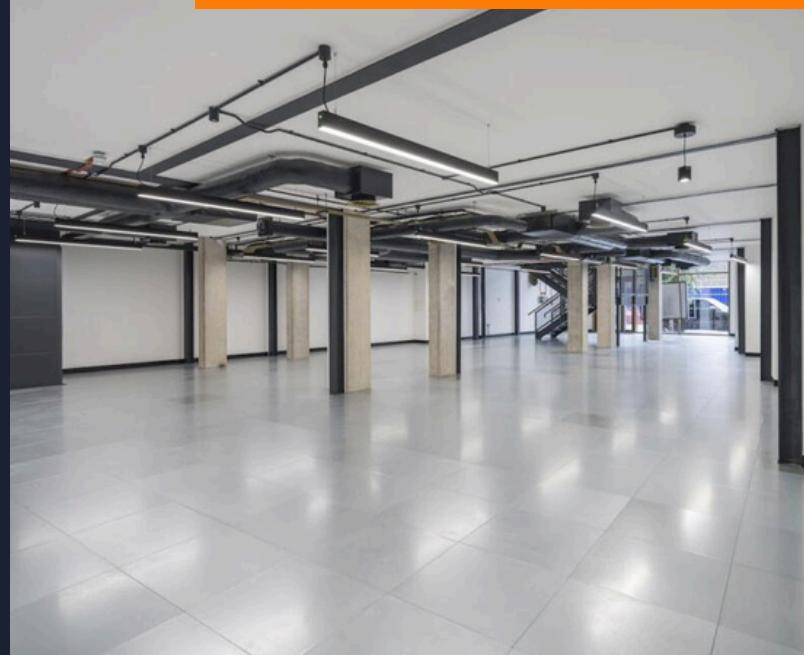
Unit 1B (9,390 sq ft) - £277,005 pa (£29.50 psf)

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



## CONTACT US



+44 (0) 207 125 0377  
[info@henshallandpartners.co.uk](mailto:info@henshallandpartners.co.uk)  
[henshallandpartners.co.uk](http://henshallandpartners.co.uk)



+44 (0) 203 355 1555  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)  
[forestrealestate.co.uk](http://forestrealestate.co.uk)

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