



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

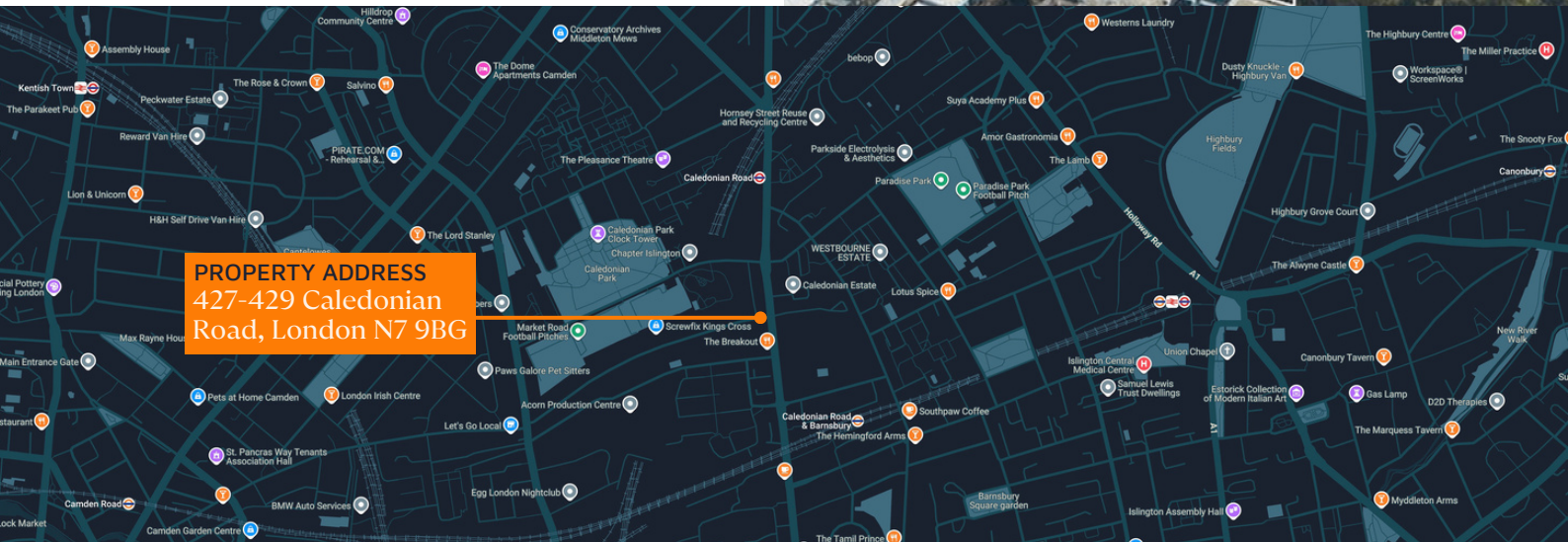
Location

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)

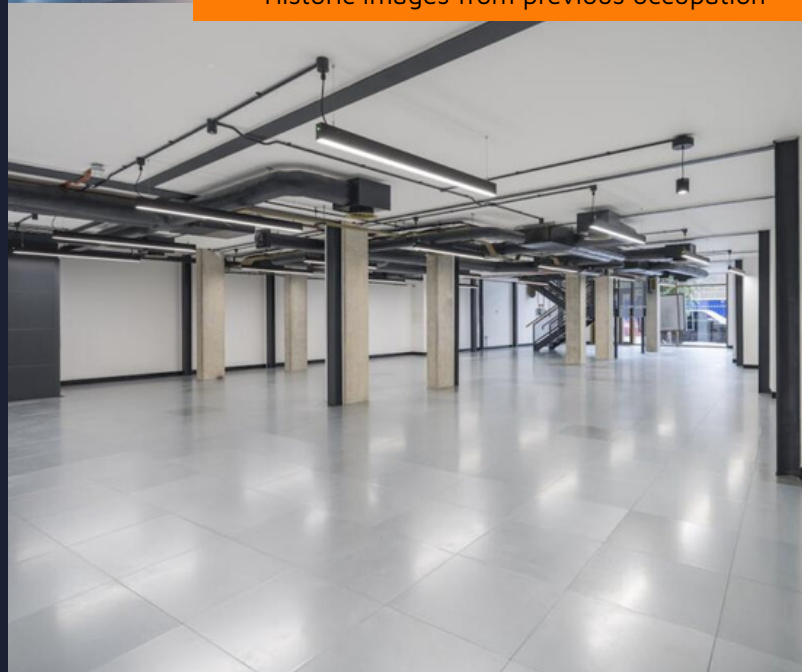
Unit 1B (9,390 sq ft) - £277,005 pa (£29.50 psf)

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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