

427 CALEDONIAN ROAD

LONDON, N7 9BG

FOREST
REAL ESTATE

Peabody

TO LET

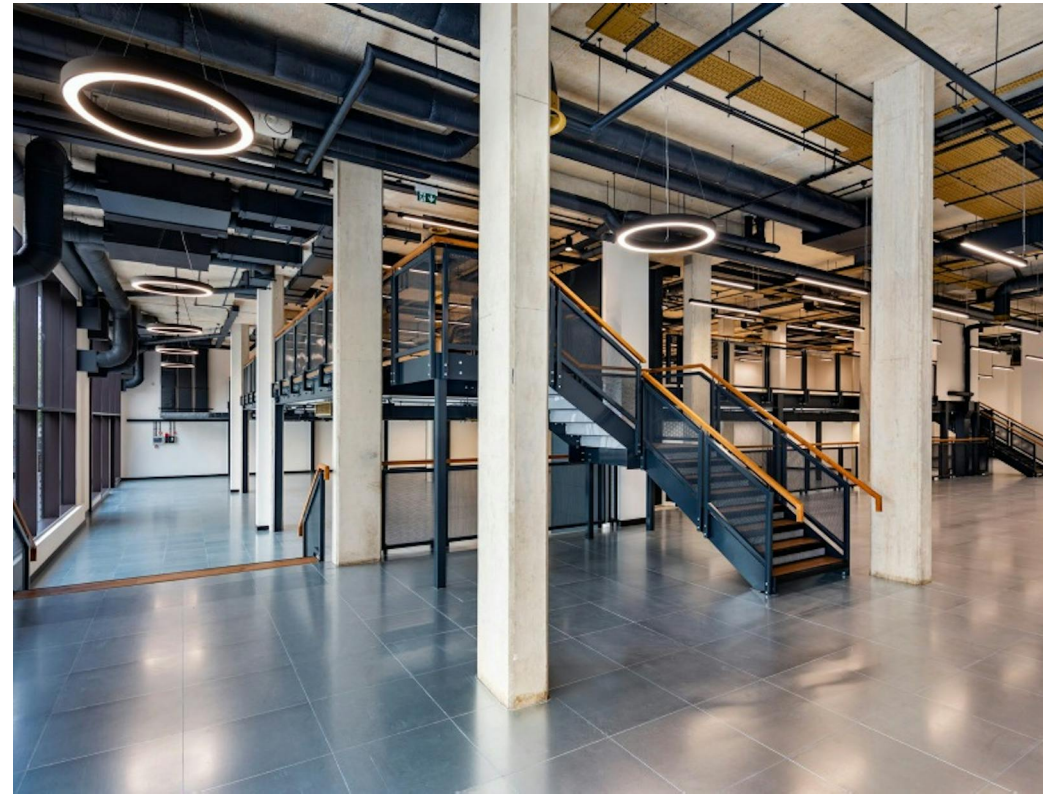
4,650 TO 13,950 SQ FT

A Self-Contained Commercial premises in a Prominent Location with high Ceilings Available Now.

Key Features

- Self Contained
- One Stop from Kings Cross
- 1x Platform Lift
- Superb Natural Light
- High Ceilings
- Metal-Tile Raised Flooring
- Multiple WC's
- Fitted Kitchen

Cally Yard, 427 Caledonian Road
London, N7 9BG



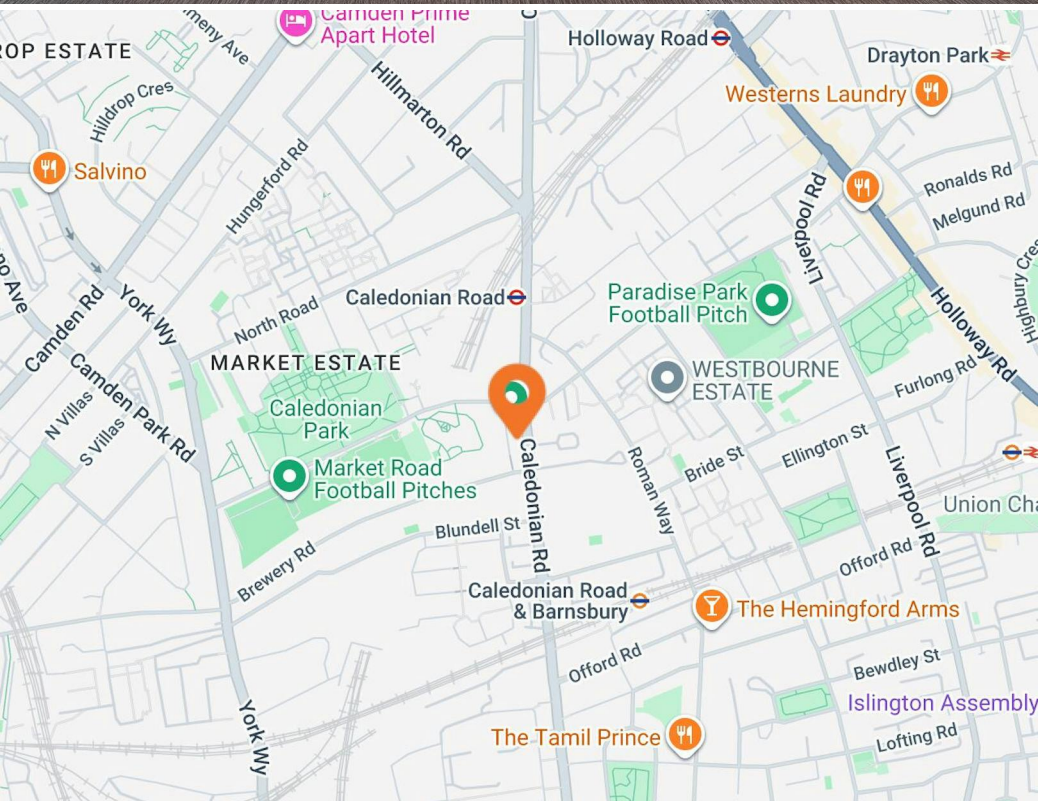


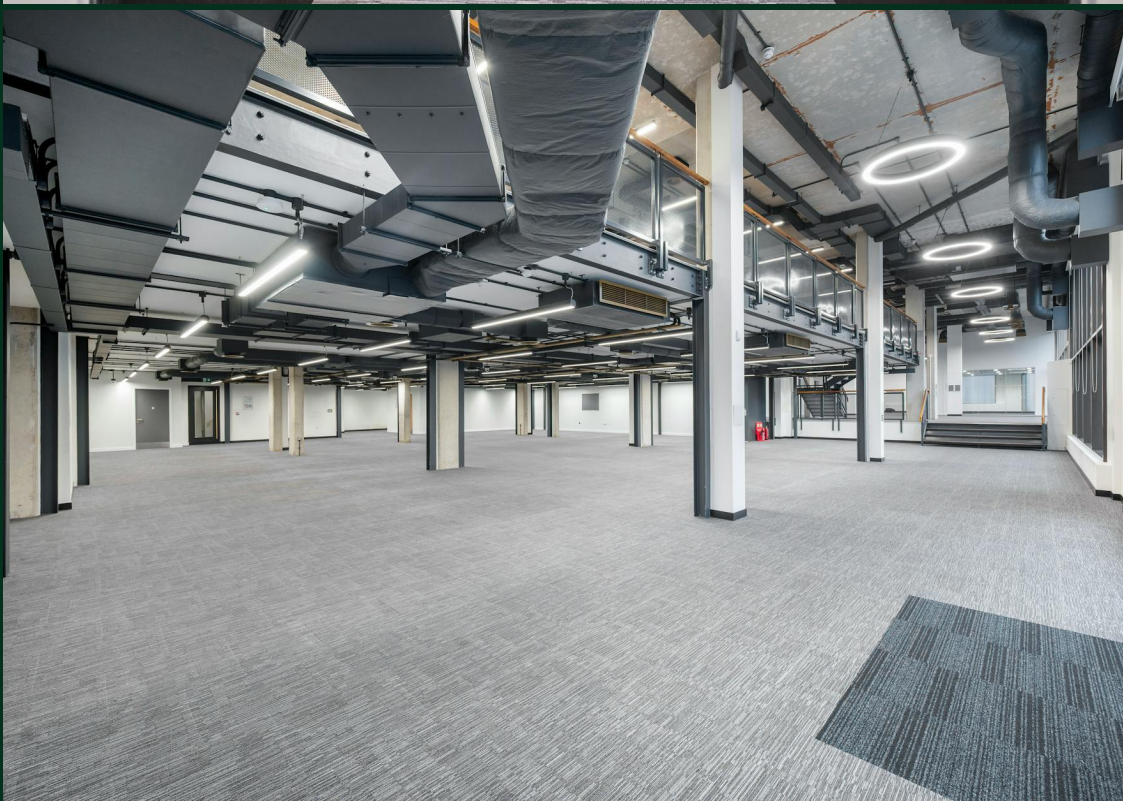
Description

The property is a unique, self-contained office building recently developed as part of the London Square Cally Yard scheme, offering a high-quality and modern working environment. It benefits from an impressive floor-to-ceiling height of up to 5.87 metres in part, metal-tile raised flooring, and excellent natural daylight provided by floor-to-ceiling glazing across two elevations. The building features a self-contained street-level entrance, full exposed air conditioning complemented by an additional mechanical ventilation system, modern LED lighting throughout, self-contained WC facilities, and a platform lift, making it both functional and well suited to a variety of different uses.

Location

Islington is a highly affluent and densely populated London borough, located close to both the West End and the City, and is a well-established commercial, residential and leisure destination. Cally Yard is prominently situated on Caledonian Road with excellent transport links, including nearby Underground and Overground stations, and direct access via the Piccadilly Line to King's Cross and St Pancras International.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1A	4,650	432	Available
Unit - 1B	9,390	872.36	Available
Total	14,040	1,304.36	
Lease	New Lease		
Rent	£29.50 per sq ft		
Rates	N/A		
Service Charge	A Service Charge Figure is yet to be Agreed.		
VAT	Applicable		
EPC	A		

Contact

Casey Okin
020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

Ashley Goodman
020 3370 4470 | 07973 184 329
ashley@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

Cally Yard, 427 Caledonian Road
London, N7 9BG

