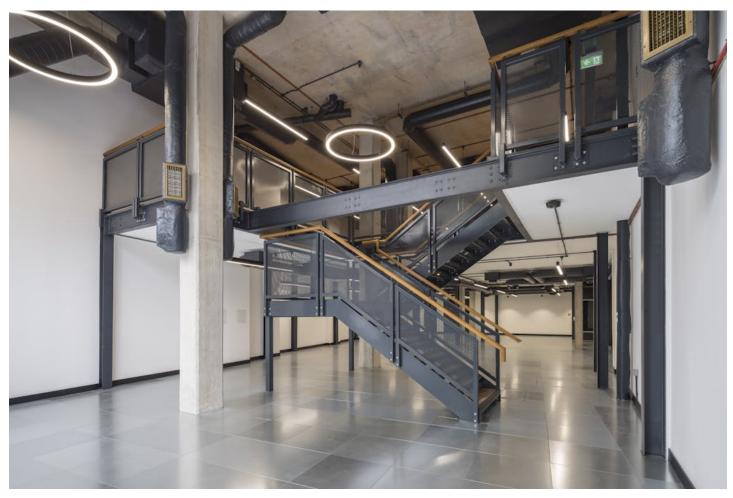
ELLIS BROWN

OFFICE FOR SALE

Final unit available! A new creative business community comprising a collection of offices, showrooms and studios available for rent or sale Cally Yard 3-6, 445 Caledonian Road, Islington, N7 9BG 4,432 sq ft







Ellis Brown 18-20 St. John Street London, EC1M 4NX

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Cally Yard 3-6, 445 Caledonian Road, Islington, N7 9BG 4,432 sq ft

Description

Cally Yard offers high specification self contained office space/showrooms available for sale or by way of a new lease.

Whether you're a creative, a maker, small or large business, studio or agency, Cally Yard can be tailored to your dream workspace solution. It's a modular, dynamic opportunity for savvy entrepreneurs, businesses and twenty-first century start-ups.

Location

Affectionately known as Cally Road by locals, Caledonian Road's business community is growing with start-ups and established enterprises alike taking occupation in the district, with easy access into central London via the Piccadilly line and Overground network.

The quarter's Victorian commercial heritage lends a warehouse aesthetic to the design of fashionable after-work venues like The Depot and The Pleasance, in contrast to the gleaming modernity of Arsenal's Emirates Stadium. Just to the north of Kings Cross spectacular regeneration zone, Cally Yard is the edgy and aspiring younger sibling to smooth-suited Upper Street.

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Name	Floor/Unit	sq ft	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability			
Ground - Unit 1C Duplex	Ground	4,432	£37.50	£1,200,000	On Application	On Application	£13,850	£166,200	Available			
Features					EPC	EPC						
- Brand new	redevelopmen	t			On applic	On application						
- Underground Station within 3 minutes walk												
- Contemporary Internal specification						Terms						
- Exposed concrete soffits and columns						On application						
- Bespoke su	spended linea	r LED ligh	ting									

VAT

On application

Contact

Toby Thomas 07494 292 759 tthomas@ellisbrowncommercial.com

- Dedicated onsite bicycle storage and shower facilities

James Taylorson 02037450060 jtaylorson@ellisbrowncommercial.com

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