

# 427 CALEDONIAN ROAD

LONDON, N7 9BG

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FOREST  
REAL ESTATE

Peabody

**TO LET**

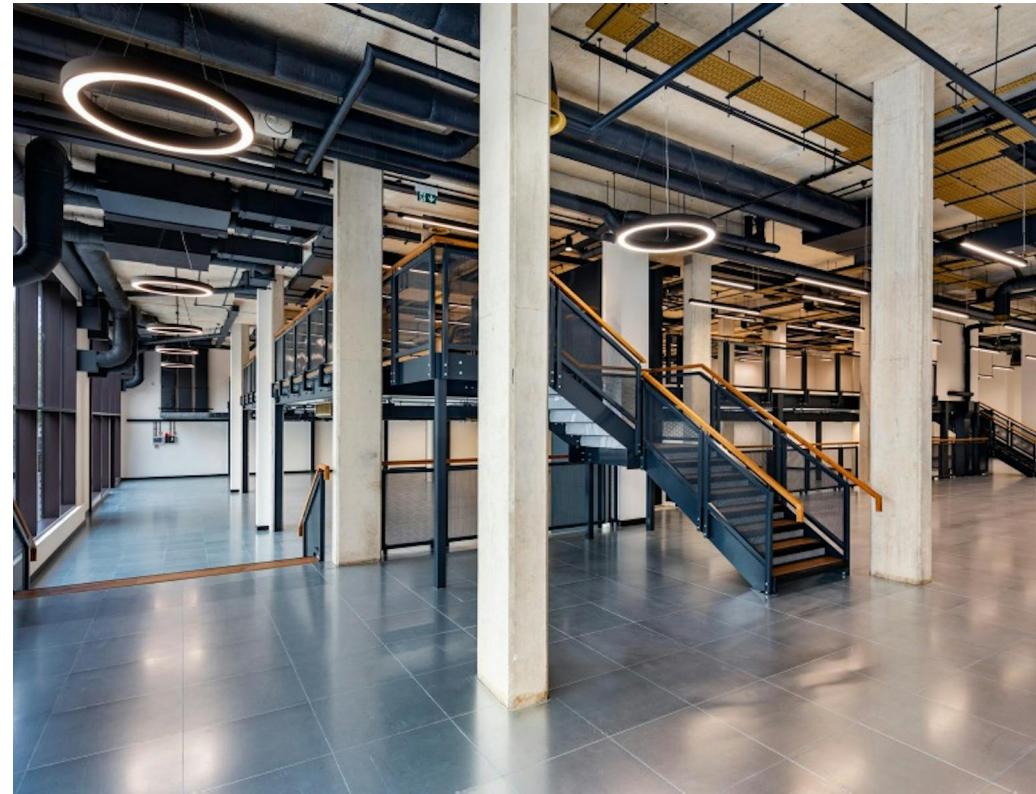
**13,950 SQ FT**

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

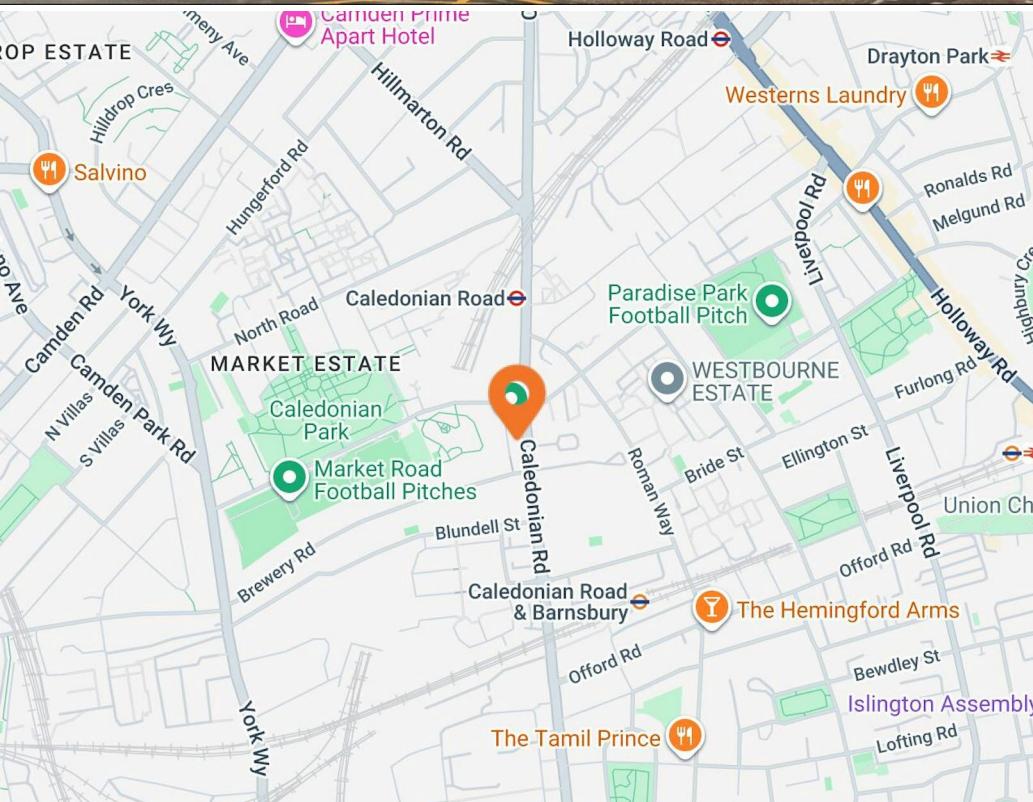
## **Key Features**

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- 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

<b>Lease</b>	New Lease
<b>Rent</b>	£29.50 per sq ft
<b>Rates</b>	£16.43 per sq ft
<b>Service Charge</b>	A Service Charge Figure is yet to be Agreed.
<b>VAT</b>	Applicable
<b>EPC</b>	A

# Contact

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