



STRETTONS

457 Caledonian Road, Unit 2 Piccadilly Court, London, N7 9BJ

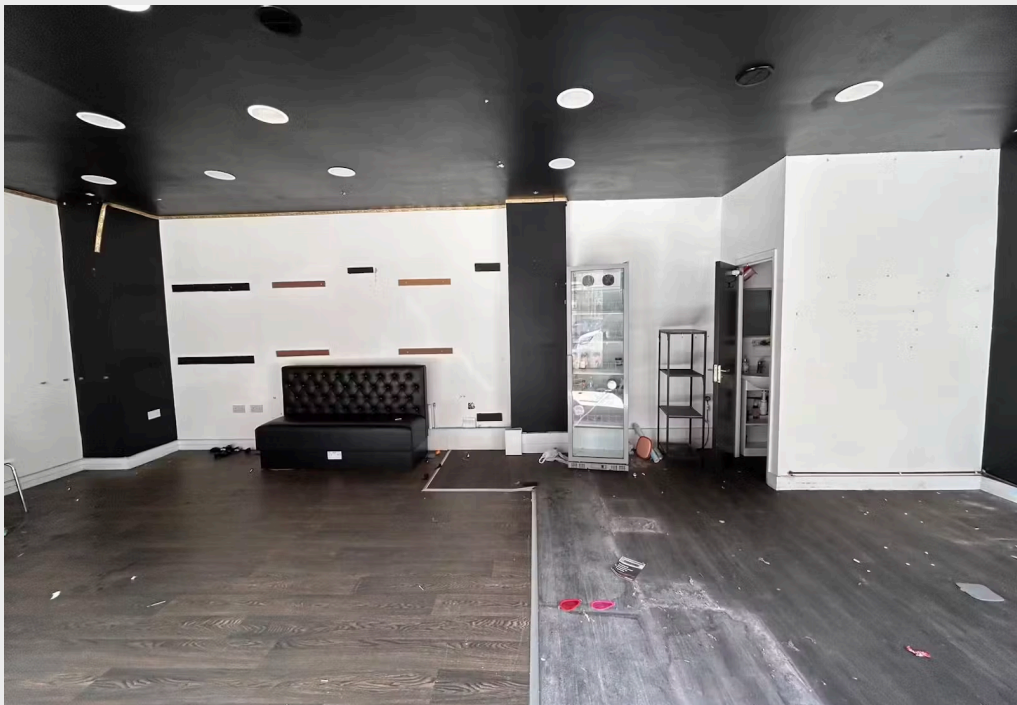
Class E Retail / Leisure To Let | £27,500 per annum | 587 sq ft

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**Ground-floor,
double-fronted Class
E retail unit
prominently located
on Caledonian Road.**



- Floor to ceiling glazing
- Prominent double-fronted ground-floor unit
- Class E retail use
- WC Facilities
- High footfall
- Open plan layout
- Available by way of a new lease

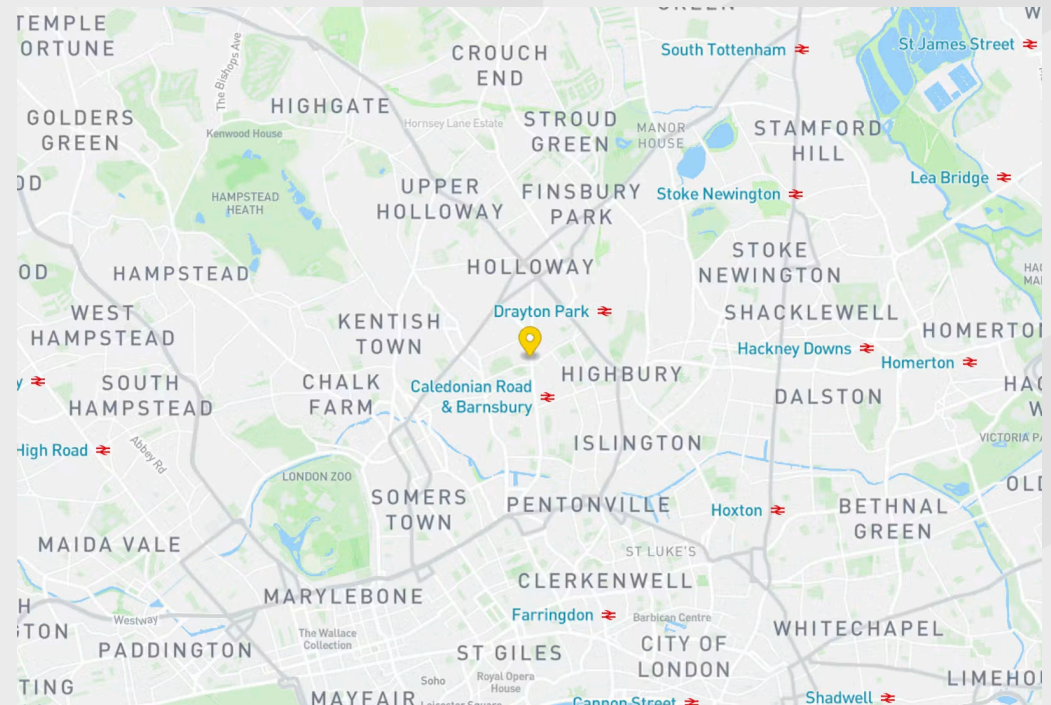


Description

The premises comprise a ground-floor retail unit with a prominent glazed, double-fronted frontage onto Caledonian Road. Internally, the unit provides an open-plan layout and benefits from LED inset lighting, wooden panel flooring and WC facilities, suitable for a variety of Class E retail uses.

Location

The property is prominently located on Caledonian Road, within an established commercial and residential area of Islington. The location benefits from a strong mix of local retail, food and leisure occupiers, with Caledonian Park and Market Road Gardens within close proximity, alongside a range of national occupiers including Sainsbury's, Starbucks, The Gym Group and Tesco, enhancing the immediate trading environment and footfall. The unit benefits from excellent transport connectivity via Caledonian Road Underground Station. King's Cross and St Pancras are also within close proximity, providing access to Central London.



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rates payable	Service charge	EPC	Availability
Ground	587	54.53	£9,120 /annum	£1.51 /sq ft	D (95)	Available
Total	587	54.53				

Tenure

New Lease

EPC

D (95)

VAT

Applicable

Configuration

Upon enquiry

Contacts

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Further Information
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