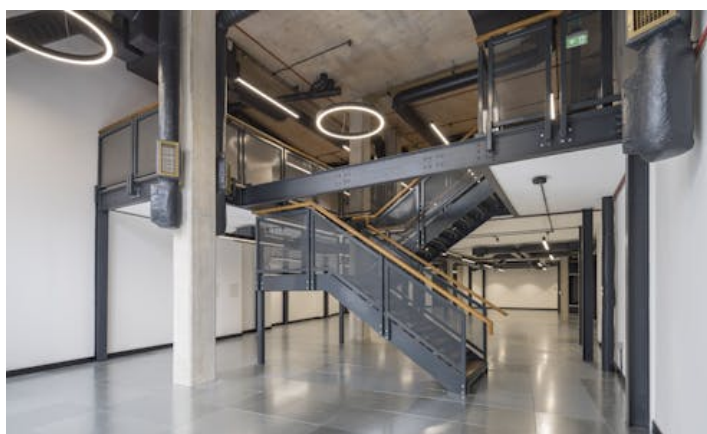


# ELLIS BROWN

## OFFICES TO LET / FOR SALE

A new creative business community comprising a collection of new-build offices, showrooms and studios available for rent or sale

Cally Yard 3-6, 445 Caledonian Road, Islington,  
N7 9BG  
1,307 - 6,439 sq ft



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### 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.

### Accommodation

Name	Floor/Unit	sq ft	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground - Unit 6B	Ground	1,307	£47.50	£725,000 /sq ft	On Application	On Application	£5,173.54	£62,082.50	Available
Ground - Unit 1C Duplex	Ground	4,432	£37.50	£1,625,000 /sq ft	On Application	On Application	£13,850	£166,200	Available
Ground	Ground	700	-	£350,000 /sq ft	On Application	On Application	-	-	Available

### Features

- Brand new redevelopment
- Underground Station within 3 minutes walk
- Contemporary Internal specification
- Exposed concrete soffits and columns
- Bespoke suspended linear LED lighting
- Dedicated onsite bicycle storage and shower facilities

### EPC

On application

### Terms

On application

### VAT

On application

### Contact

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