

ELLIS BROWN

OFFICES TO LET

Brand new media style office building available to rent in close proximity to Caledonian Road station.

Cally Yard, 1 Sterling Way, 1 Sterling Way,
Islington, N7 9HG
2,624 - 22,527 sq ft



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Description

Stunning media style building located a short walk from Caledonian Road station which has and will continue to benefit from the regeneration of the area.

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	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	4,003	371.89	£39.50	£14	£2	£18,513.88	£222,166.50	Under Offer
1st	2,624	243.78	£42.50	£14	£2	£12,792	£153,504	Available
2nd	2,658	246.94	£42.50	£14	£2	£12,957.75	£155,493	Available
3rd	2,658	246.94	£45	£14	£2	£13,511.50	£162,138	Available
4th	2,649	246.10	£47.50	£14	£2	£14,017.63	£168,211.50	Available
5th	2,648	246.01	£47.50	£14	£2	£14,012.33	£168,148	Available
6th	2,649	246.10	£49.50	£14	£2	£14,459.13	£173,509.50	Available
7th	2,638	245.08	£49.50	£14	£2	£14,399.08	£172,789	Available
Total	22,527	2,092.84	£45.44	£14	£2	£114,663.30	£1,375,959.50	

Features

- Generous floor to ceiling heights
- Fibre enabled
- Newly refurbished reception lobby with direct access to brand new communal courtyard
- New exposed air-conditioning system
- Superb natural daylight with floor to ceiling glazing spanning two elevations
- Communal cycle storage and shower facilities

EPC

On application

Terms

On application

VAT

On application

Contact

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