



Excellent retail space two minutes from King's Cross Station



CALEDONIAN ROAD N1
KING'S CROSS RETAIL



Prime opportunity

18-22 Caledonian Road is located a short walk from King's Cross Station, St Pancras International (London's largest Station), Pancras Square and Coal Drops Yard. 717 - 2,210 sq ft of retail space is available and would be ideal for coffee shops, restaurants or retail boutiques.



20.5m

Estimated annual footfall of London King's Cross Station, 2 min walk away.



13,394

Residents in the area of King's Cross



Unit 22



Rear external area



Unit 20

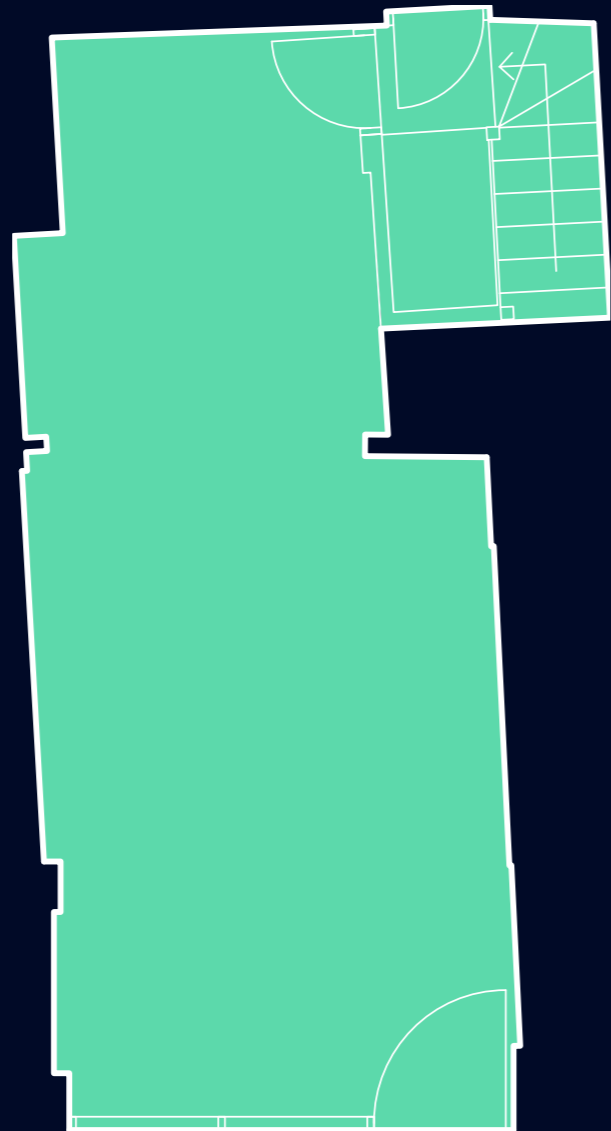


CALEDONIAN ROAD N1
KING'S CROSS RETAIL

18 Caledonian Road

G

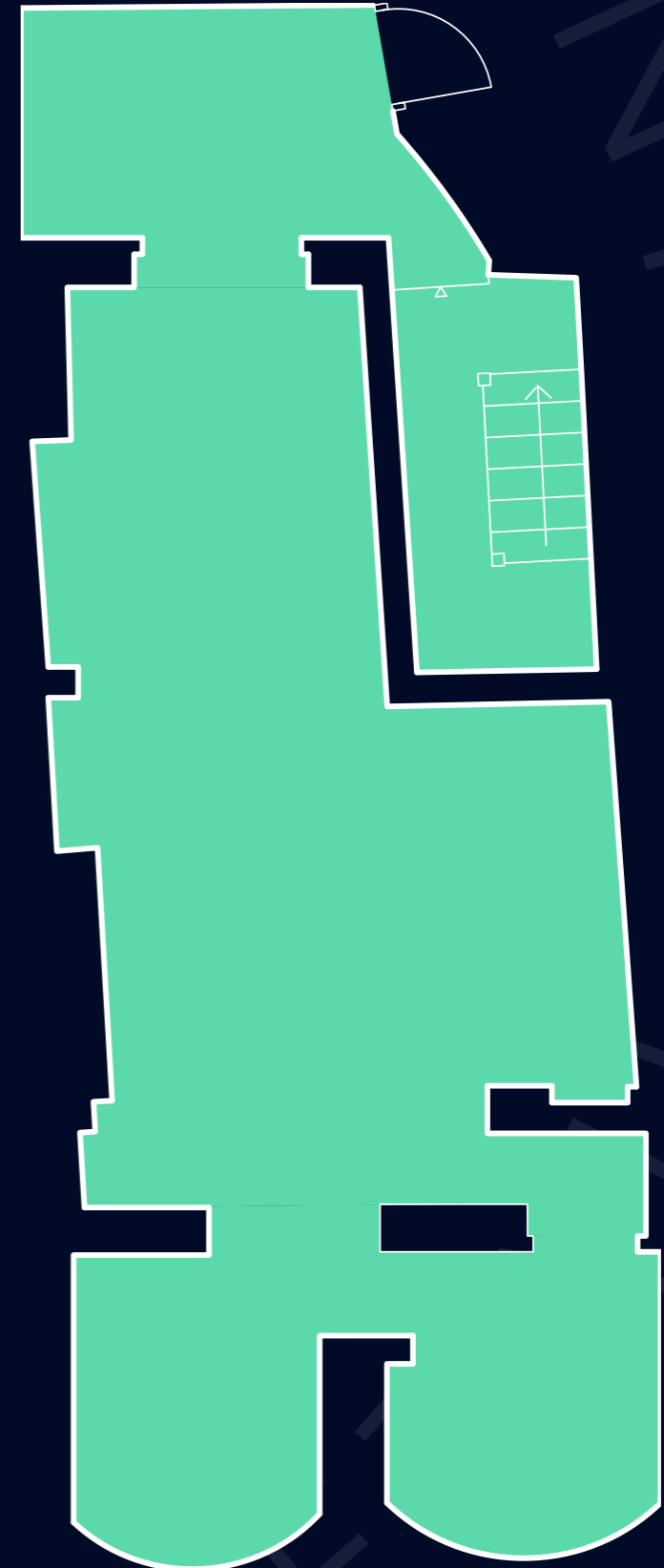
290 SQ FT / 26.9 SQ M



CALEDONIAN ROAD

B

474 SQ FT / 44 SQ M



CALEDONIAN ROAD

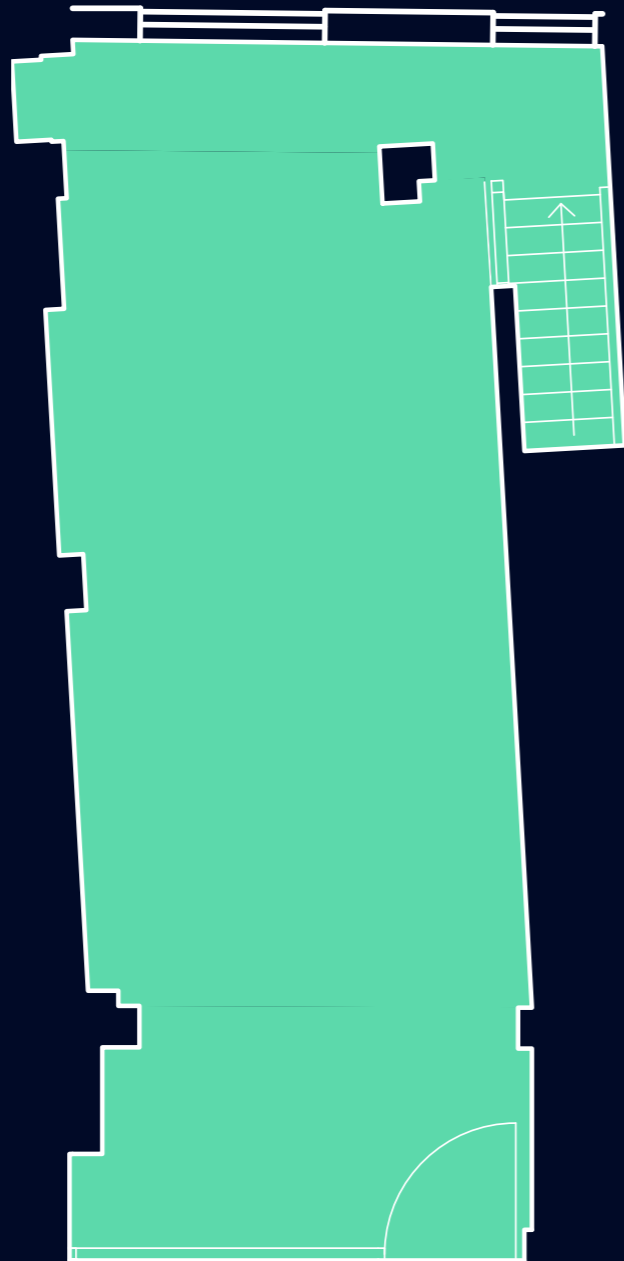


CALEDONIAN ROAD N1
KING'S CROSS RETAIL

20 Caledonian Road

G

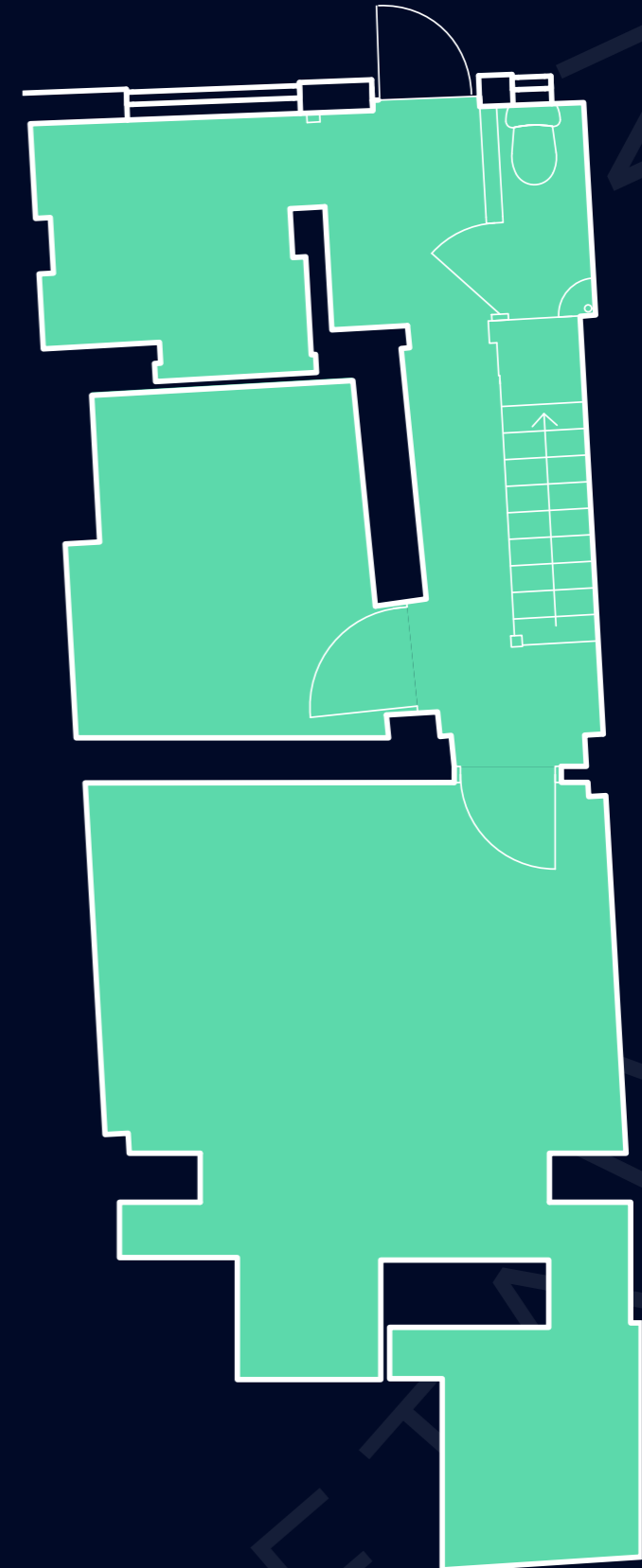
353 SQ FT / 32.7 SQ M



CALEDONIAN ROAD

B

364 SQ FT / 33.8 SQ M



CALEDONIAN ROAD

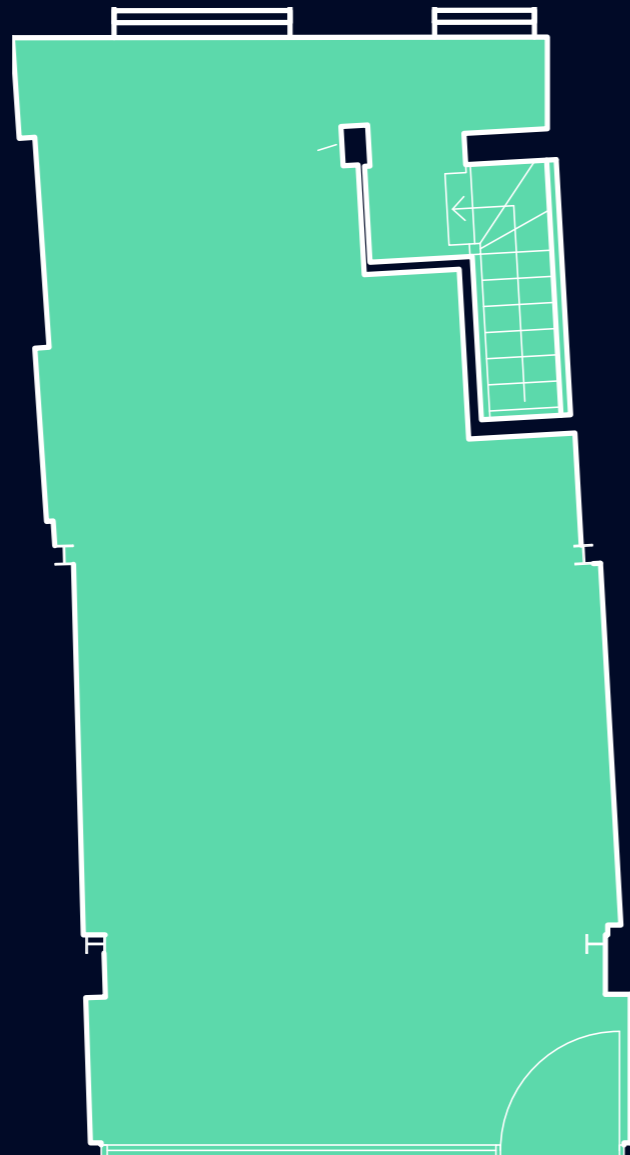


CALEDONIAN ROAD N1
KING'S CROSS RETAIL

22 Caledonian Road

G

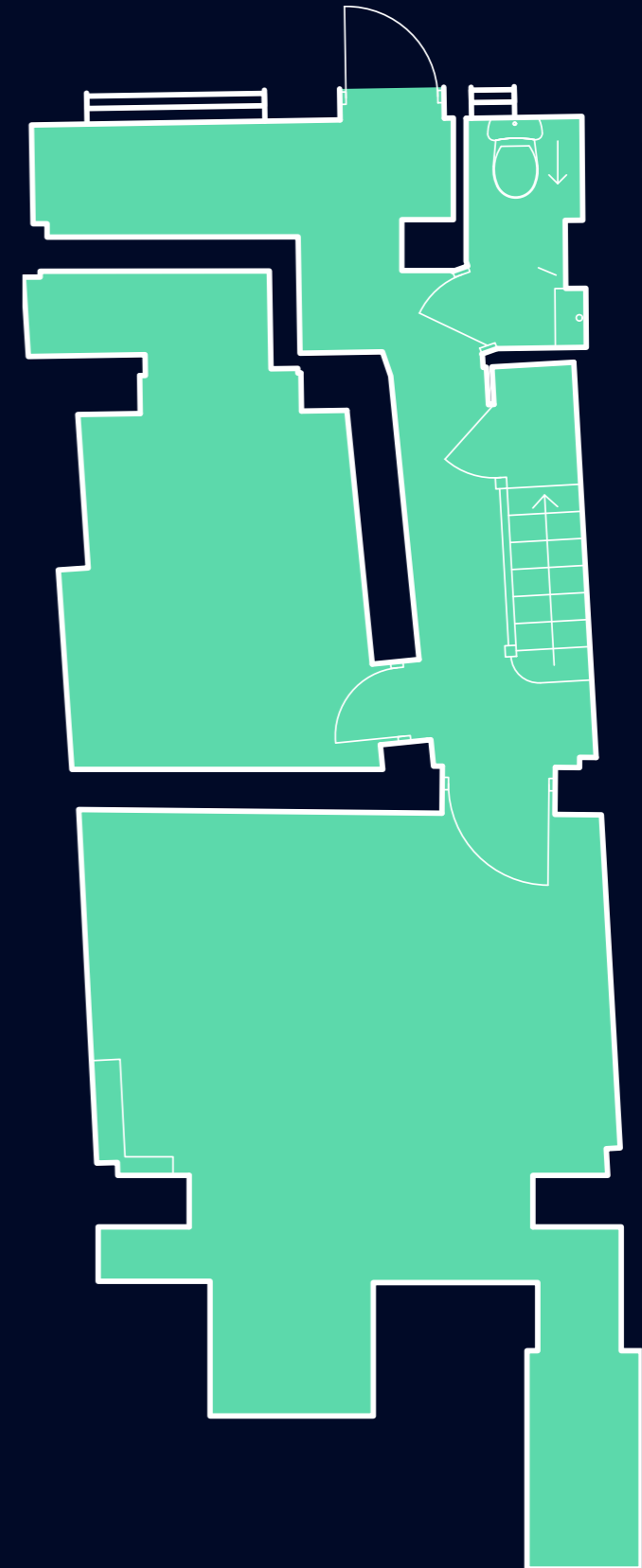
407 SQ FT / 37.8 SQ M



CALEDONIAN ROAD

B

322 SQ FT / 29.9 SQ M



CALEDONIAN ROAD



CALEDONIAN ROAD N1
KING'S CROSS RETAIL

Thriving King's Cross

The redevelopment of King's Cross and its transport hubs has seen the area transform into a major destination in London. From Google's new HQ office building to high-end retail and restaurants of Coal Drops Yard, the area is now firmly on the map for work and leisure.



ST PANCRAS GARDENS

CAMLEY STREET NATURAL PARK

EDWARD SQUARE

Paul Smith

Wolf & Badger

COAL DROPS YARD

Spiritland

Dishoom

Caravan

The Lighterman

Granary Square Brasserie

Thornhill Bridge Community Garden

Rotunda Bar & Restaurant

Kaki

REGENT'S CANAL

GOODS WAY

Carhartt

Nike

GOOGLE HQ

London Canal Museum

The Cross

Drake & Morgan

PANCRAS SQUARE

Notes Coffee Roasters & Bar

Nourished Communities

Flat Iron

The Fellow

Oiso

BRILL PLACE

Vinoteca

Granger & Co.

German Gymnasium



12-24 CALEDONIAN ROAD

JOSEPH GRIMALDI PARK

ST PANCRAS INTERNATIONAL



KING'S CROSS ST PANCRAS



Camino

Pizza Union

Mildreds Restaurant

STORY GARDEN

La Pain Quotidien

Plum + Spilt Milk

Five Guys

Big Chill Bar

Honest Burgers

St Pancras Renaissance Hotel

The Megaro

Gagosian Gallery

Albertini

British Library

The Standard London

Aux Pains de Papy

EUSTON ROAD

PENTONVILLE ROAD

KING'S CROSS ROAD

GRAYS INN

PANCRAS ROAD

MIDLAND ROAD

PANCRAS ROAD

YORK WAY

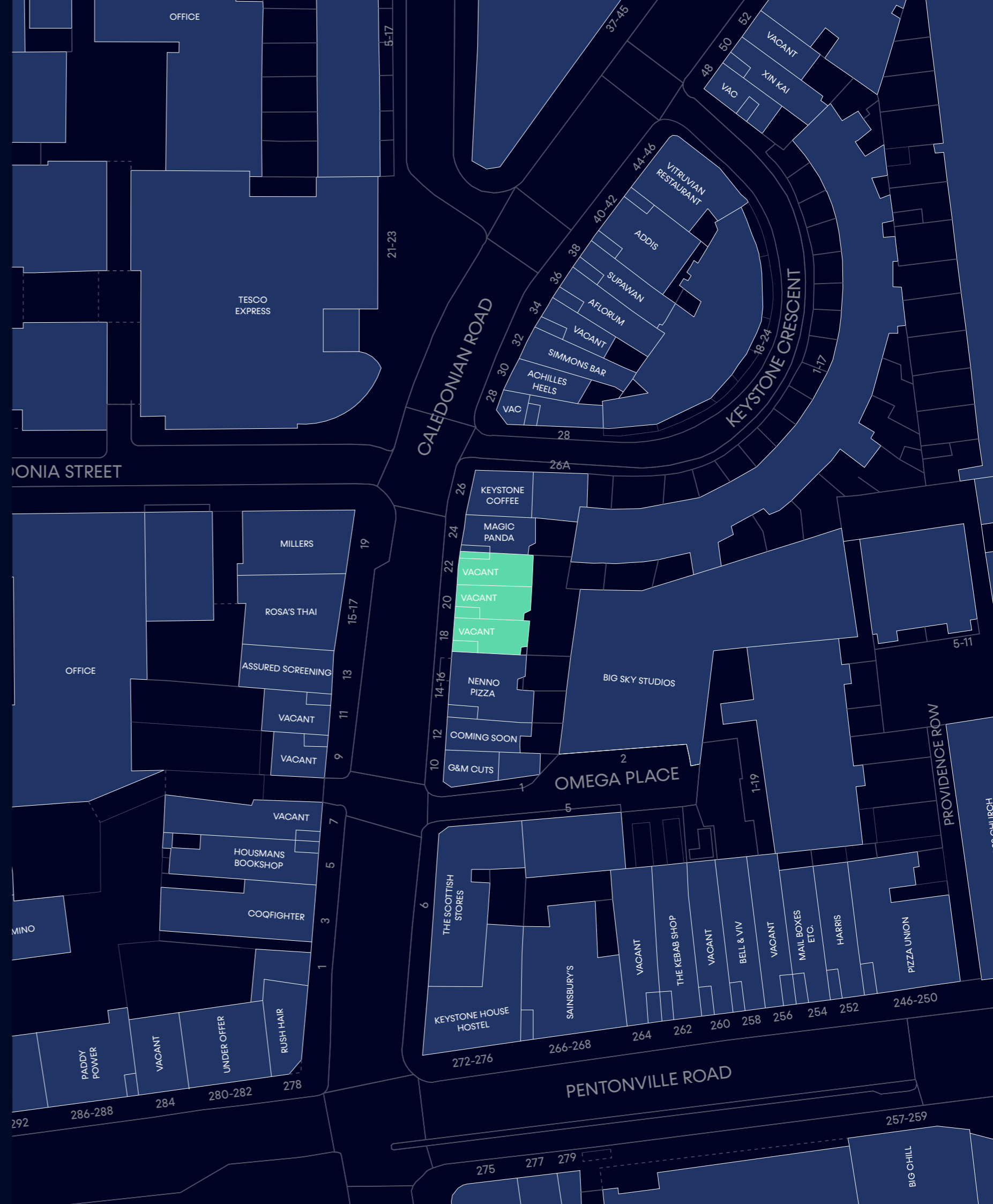
CALEDONIAN ROAD



CALEDONIAN ROAD N1
KING'S CROSS RETAIL

Caledonian Road

Caledonian Road is a major connection between King's Cross and north London, the retail at the King's Cross caters for a range of needs. From supermarkets to restaurants, the area is buzzing with life. Units 18, 20 and 22 are available and would be ideal for coffee shops, restaurants or retail boutiques.





CALEDONIAN ROAD N1
KING'S CROSS RETAIL

18 Caledonian Rd

| | | |
|-------|-----------|-----------|
| SIZE | 764 SQ FT | 70.9 SQ M |
| RENT | £40,000 | |
| RATES | TBC | |

20 Caledonian Rd

| | | |
|-------|-----------|-----------|
| SIZE | 717 SQ FT | 66.5 SQ M |
| RENT | £40,000 | |
| RATES | TBC | |

22 Caledonian Rd

| | | |
|-------|-----------|-----------|
| SIZE | 729 SQ FT | 67.7 SQ M |
| RENT | £42,500 | |
| RATES | TBC | |

Contact

Daniel Watney



ROSS CRUMMEY

rcrummey@danielwatney.co.uk

07714 956 016

LIV ENGLAND

liv.english@levyrealstate.co.uk

07530 807 800

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Design and production: www.stuartchapmandesign.co.uk 020 3983 1665