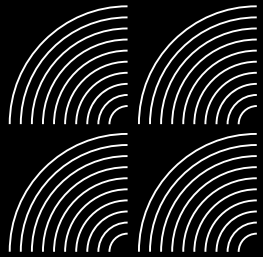


CALLY YARD

CALEDONIAN
ROAD N7



BUILDING 1
14,000 FT²
TO BUY OR RENT

A new creative business community



LONDON
SQUARE

WORKS

UNIQUE DOUBLE HEIGHT 14,000 FT² SELF-CONTAINED OFFICE SPACE AVAILABLE

In an area that's on the cusp of a commercial expansion following the regeneration of King's Cross, Cally Yard provides a brand new creative campus to grow your business.



Up to

14,000 FT²



Great Connectivity

4

MINS
Caledonian Road
Tube Station



Close to

KING'S
CROSS



Units

FOR SALE
OR RENT



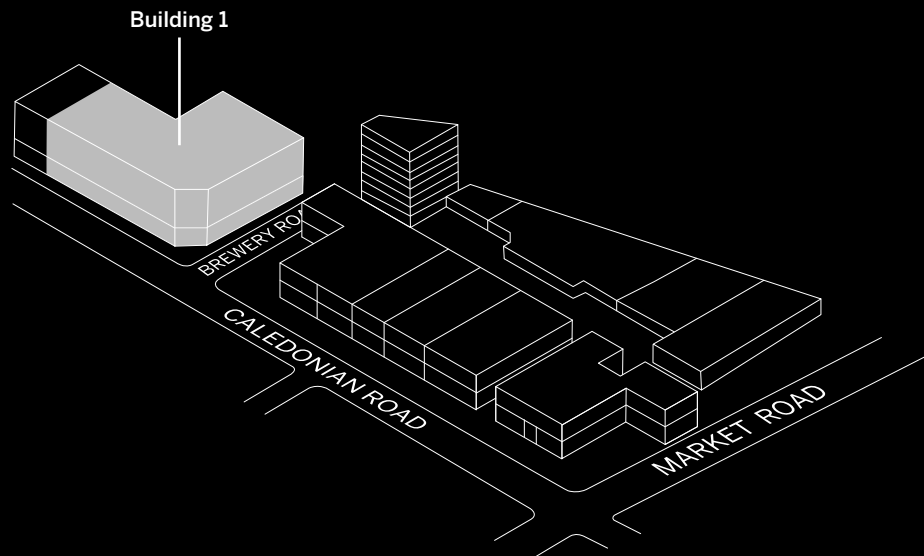
Opportunity to

CUSTOMISE
YOUR SPACE



A new

CREATIVE
HUB



SPECIFICATION

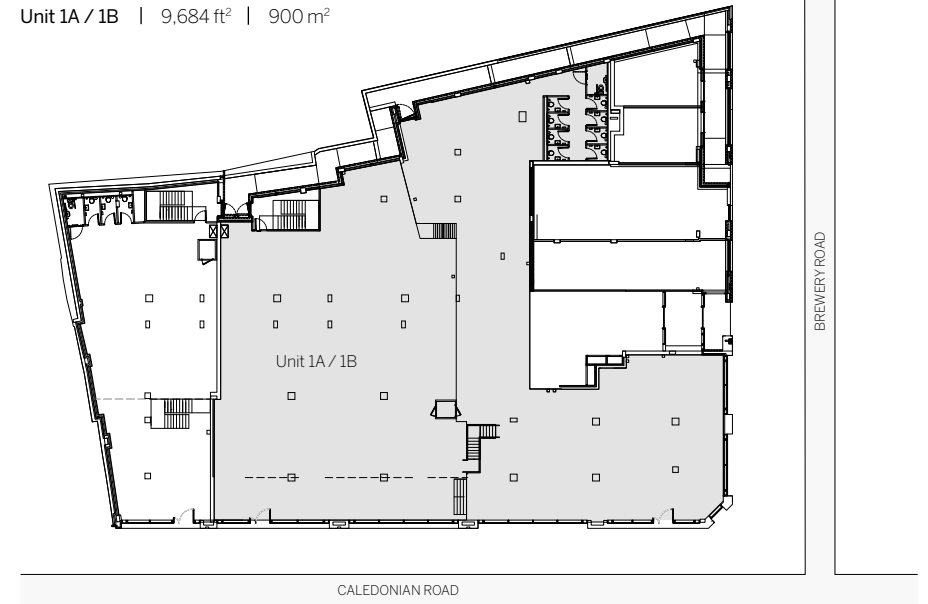
Building 1

- Unique self-contained office building
- Brand newly developed and refurbished
- Floor to ceiling height of 5.87m in part
- New mezzanine level installed
- New metal-tile raised flooring
- Superb natural daylight with floor to ceiling glazing across two elevations
- Self-contained entrance from street level
- New exposed air-conditioning system
- New self-contained WC facilities
- Fibre internet
- Modern suspended LED lighting
- 1 x platform lift



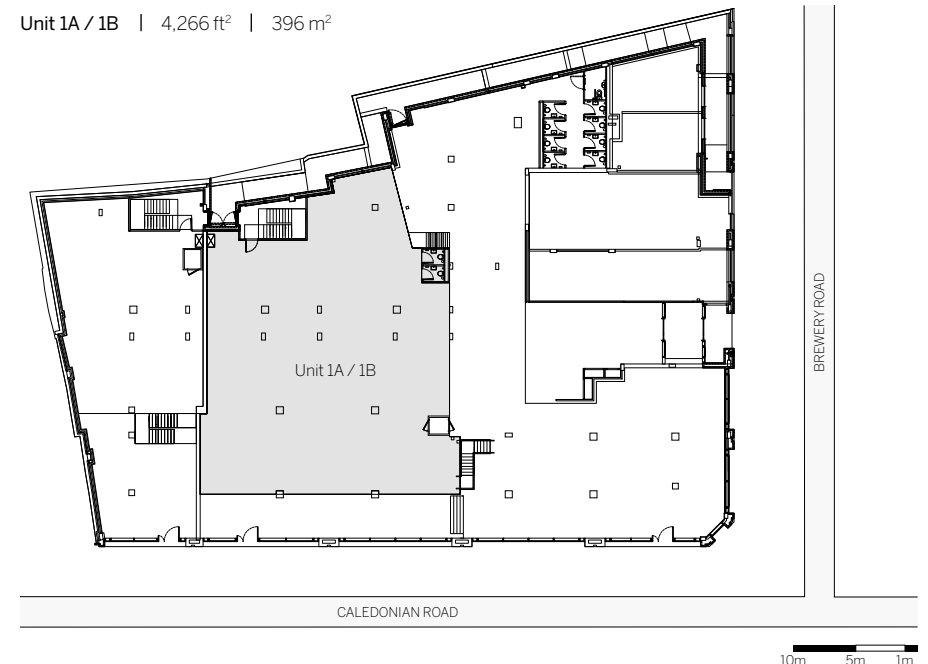
UNIT 1 - GROUND FLOOR

Unit 1A / 1B | 9,684 ft² | 900 m²



UNIT 1 - FIRST FLOOR

Unit 1A / 1B | 4,266 ft² | 396 m²

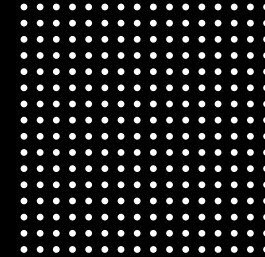
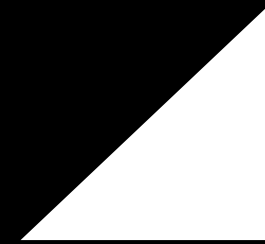
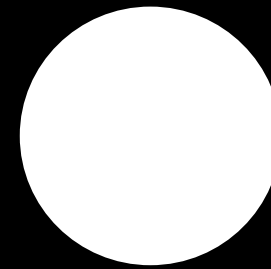


Development by



WORKS

YOUR PIECE OF LONDON



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