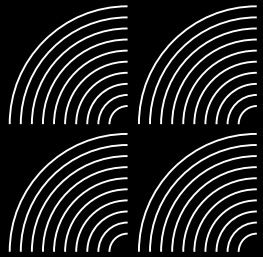
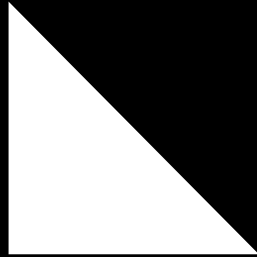


# CALLY YARD

CALEDONIAN  
ROAD N7



BUILDING 7  
22,527 FT<sup>2</sup>  
FOR SALE OR RENT

**A new self-contained HQ building**




LONDON  
SQUARE

**WORKS**


# UNIQUE 22,527 FT<sup>2</sup> SELF-CONTAINED OFFICE BUILDING 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**  
22,527 FT<sup>2</sup>

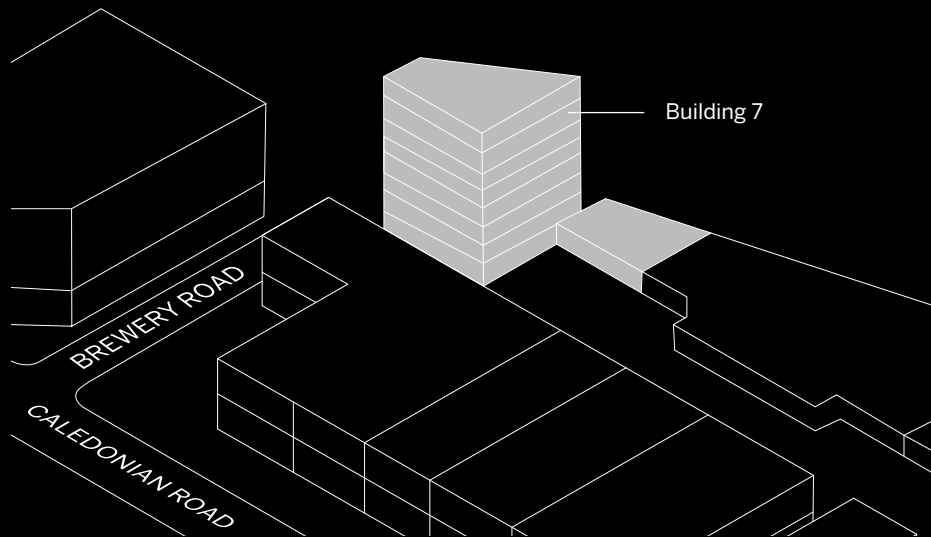
 **Great Connectivity**  
**4** MINS  
Caledonian Road  
Tube Station

 **Close to**  
KING'S  
CROSS

 **Units**  
FOR SALE  
OR RENT

 **Opportunity to**  
CUSTOMISE  
YOUR SPACE

 **A new**  
CREATIVE  
HUB



# SPECIFICATION

## Building 7

- Brand newly developed and refurbished office building
- Newly refurbished reception with direct access to a brand new communal courtyard
- Generous floor to ceiling heights
- Superb natural daylight with floor to ceiling glazing spanning two elevations
- New metal-tile raised flooring throughout
- New exposed air-conditioning system
- Fibre internet
- New WC facilities
- Modern suspended LED lighting
- 2 Passenger lifts

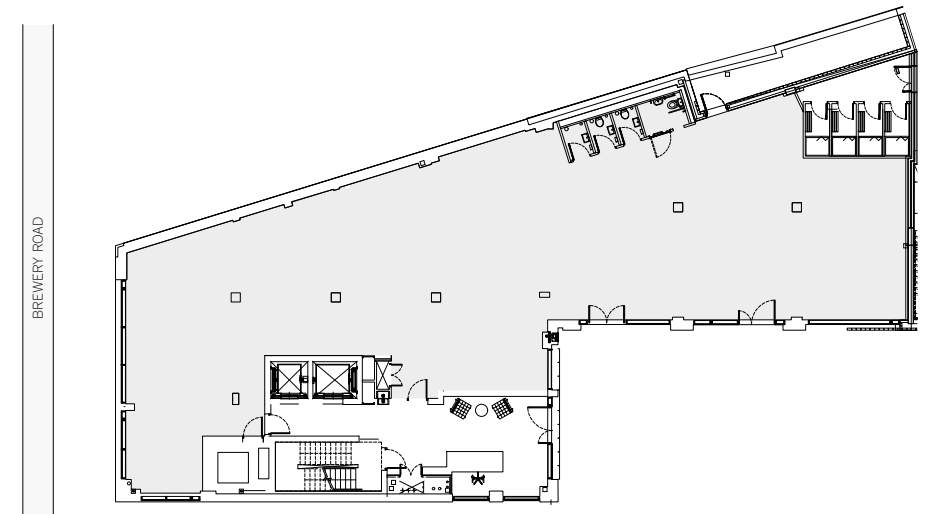
## SCHEDULE OF AREAS

Level	Total Area	
Seventh Floor	2,638 ft <sup>2</sup>	245 m <sup>2</sup>
Sixth Floor	2,649 ft <sup>2</sup>	246 m <sup>2</sup>
Fifth Floor	2,648 ft <sup>2</sup>	246 m <sup>2</sup>
Fourth Floor	2,649 ft <sup>2</sup>	246 m <sup>2</sup>
Third Floor	2,658 ft <sup>2</sup>	247 m <sup>2</sup>
Second Floor	2,658 ft <sup>2</sup>	247 m <sup>2</sup>
First Floor	2,624 ft <sup>2</sup>	244 m <sup>2</sup>
Ground Floor	4,003 ft <sup>2</sup>	372 m <sup>2</sup>
	22,527 ft <sup>2</sup>	2093 m <sup>2</sup>

All floor areas are subject to final measurement upon completion of refurbishment

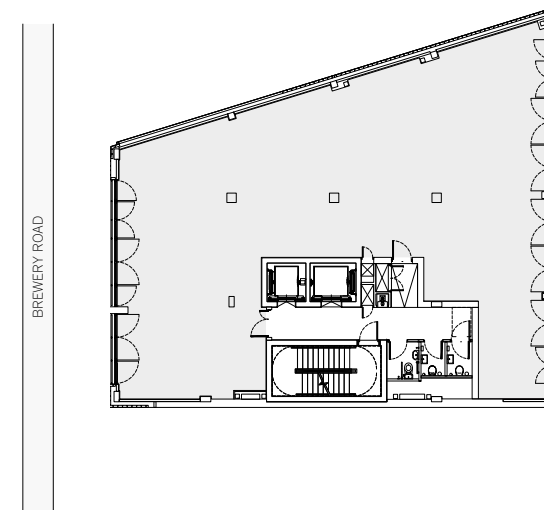
## BUILDING 7 - GROUND FLOOR

Ground Floor | 4,003 ft<sup>2</sup> | 372 m<sup>2</sup>



## BUILDING 7 - TYPICAL UPPER FLOOR

Floors 2 - 7 | 2,651 ft<sup>2</sup> | 246 m<sup>2</sup>



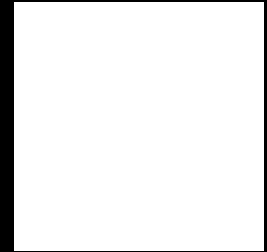
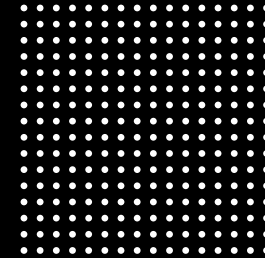
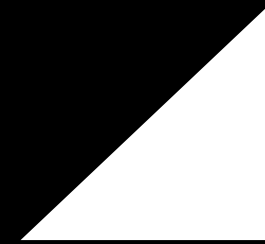
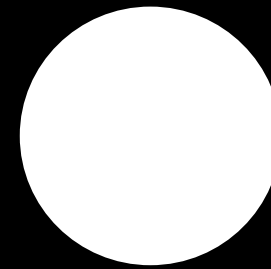
10m 5m 1m

Development by



**WORKS**

# YOUR PIECE OF LONDON



**Agents**

## Colliers

[colliers.com](http://colliers.com)

[CALLYYARD.CO.UK](http://CALLYYARD.CO.UK)

**Shaun Simons**

07788 423 131  
[shaun.simons@colliers.com](mailto:shaun.simons@colliers.com)

**David Hanrahan**

07831 518 102  
[david.hanrahan@colliers.com](mailto:david.hanrahan@colliers.com)

**Katrina Love**

07826 551 918  
[katrina.love@colliers.com](mailto:katrina.love@colliers.com)

**Emma Higgins**

07769 605 295  
[emma.higgins@colliers.com](mailto:emma.higgins@colliers.com)

**Oliver Jay**

07903 714 187  
[oliver.jay@colliers.com](mailto:oliver.jay@colliers.com)

**Meg Bailey**

07720 073 233  
[meg.bailey@colliers.com](mailto:meg.bailey@colliers.com)

Colliers International give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. Please note that all images including Computer Generated Images (CGI's) are indicative only which are subject to change and therefore to be used for guidance purposes only; Measurements subject to change. **Designed & produced by Mammal / mammaldesign.com**