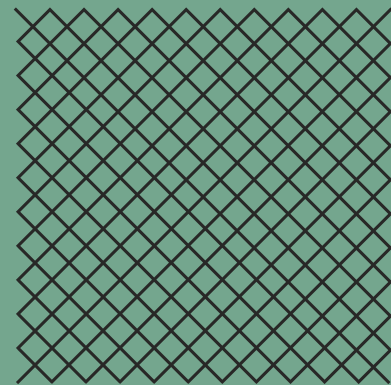
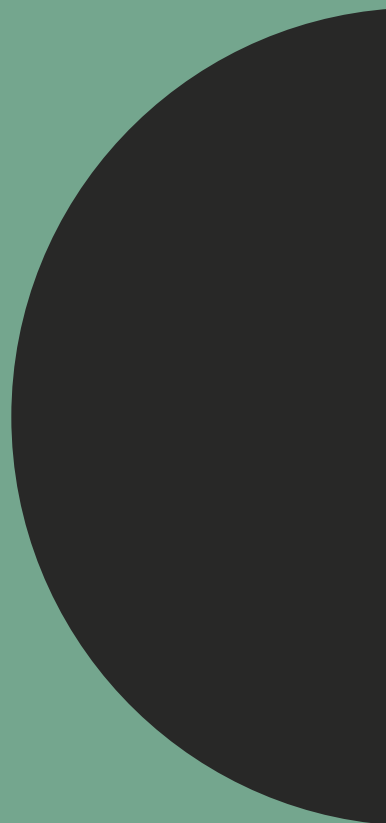
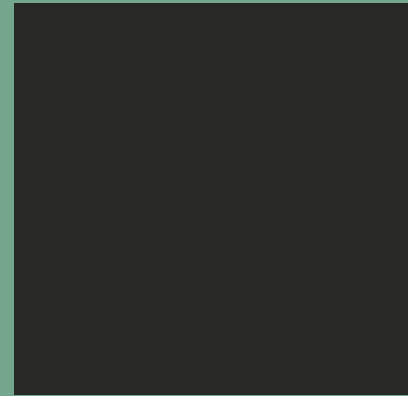
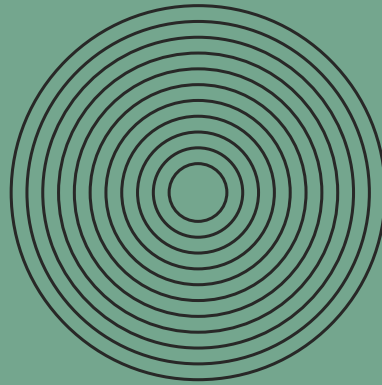


CALLY YARD

CALEDONIAN
ROAD N7

A NEW CREATIVE
BUSINESS COMMUNITY

FINAL UNITS FOR SALE OR RENT
1,264 - 22,764 SQ FT AVAILABLE



LONDON
SQUARE


WORKS

A NEW DESTINATION FOR SMARTER BUSINESSES

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.

These high quality, ultra-flexible spaces can be perfectly tailored to your specific business needs. Choose a single unit or combine several into a modular design that's perfectly configured for business expansion and success. There are still studios left to buy or rent now.

Crucially, in addition to the traditional rental option, it offers a very rare opportunity to buy the long-leasehold of your own commercial slice of London. No matter what sector or size of business, you can make the space your own.

 1,264 - 22,764 ft²

 4 MINS TO TUBE

 FOR SALE OR RENT

 CUSTOMISE YOUR SPACE

 KING'S CROSS

 CREATIVE HUB

THE IDEAL SOLUTION FOR A NUMBER OF DIFFERENT SECTORS



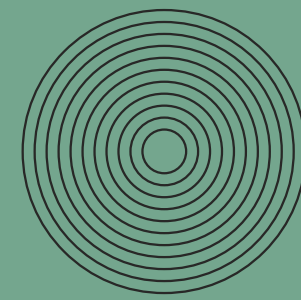
Architecture



Marketing



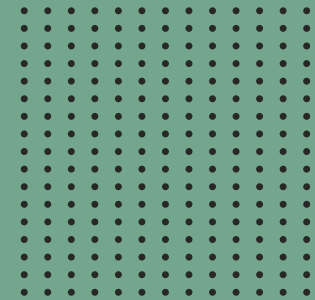
Charities



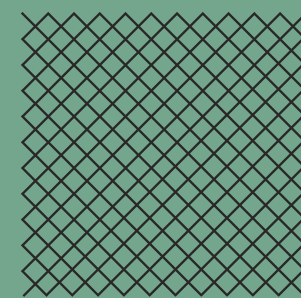
Communications



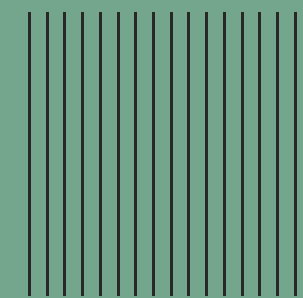
Consultancy



Finance



Media



Professional



Technology

KEY FEATURES & BENEFITS

- Brand new redevelopment
- New Creative Business Community
- ▲ Underground Station within 4 minutes walk
- Self-contained office units in with flexible configurations
- Contemporary Internal specification
- ▲ Brand new exposed air conditioning
- Fully accessible metal tile raised flooring
- Bespoke suspended linear LED lighting
- ▲ Superb natural daylight throughout
- Exposed concrete soffits and columns
- Various soft-spots to enable internal staircases (if required)
- ▲ Self-contained WC facilities
- Dedicated onsite bicycle storage and shower facilities
- Communal onsite courtyard
- ▲ On site gym facility - The Gym Group

AVAILABILITY

1 STERLING WAY

	SQ FT
Seventh Floor	2,638
Sixth Floor	2,649
Fifth Floor	2,648
Fourth Floor	2,649
Third floor	2,658
Second Floor	2,658
First Floor	2,624
Ground Floor - Office & Reception	4,240
	22,764

UNIT 1C

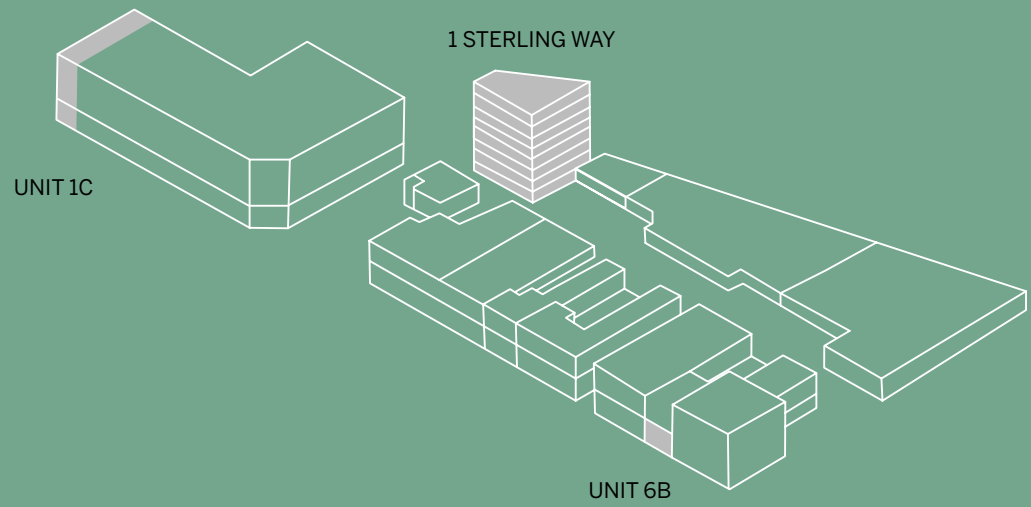
Ground & Mezzanine	4,432
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UNIT 6B

Ground Floor	1,264
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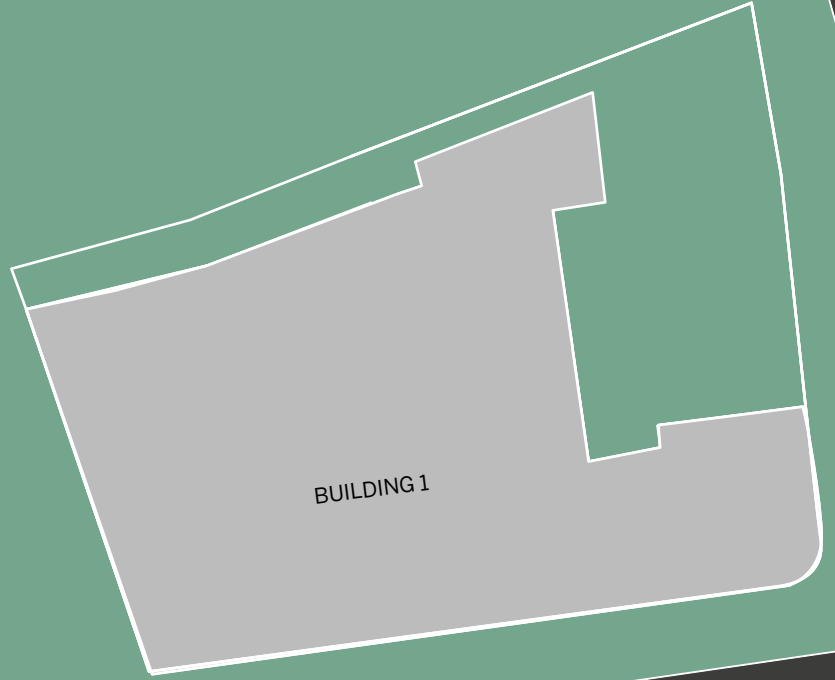
SITE PLAN



1 STERLING WAY

UNIT 1C

UNIT 6B

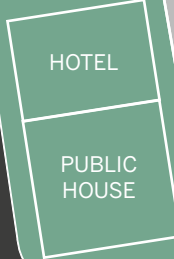


BUILDING 1

BREWERY ROAD

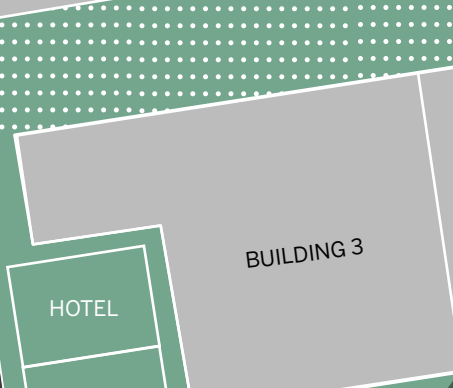


1 STERLING WAY



HOTEL

PUBLIC HOUSE



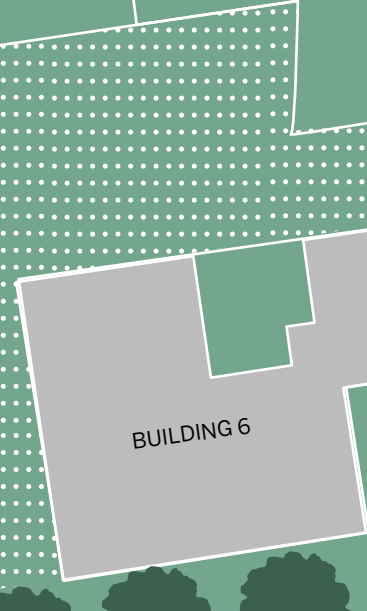
BUILDING 3



BUILDING 4



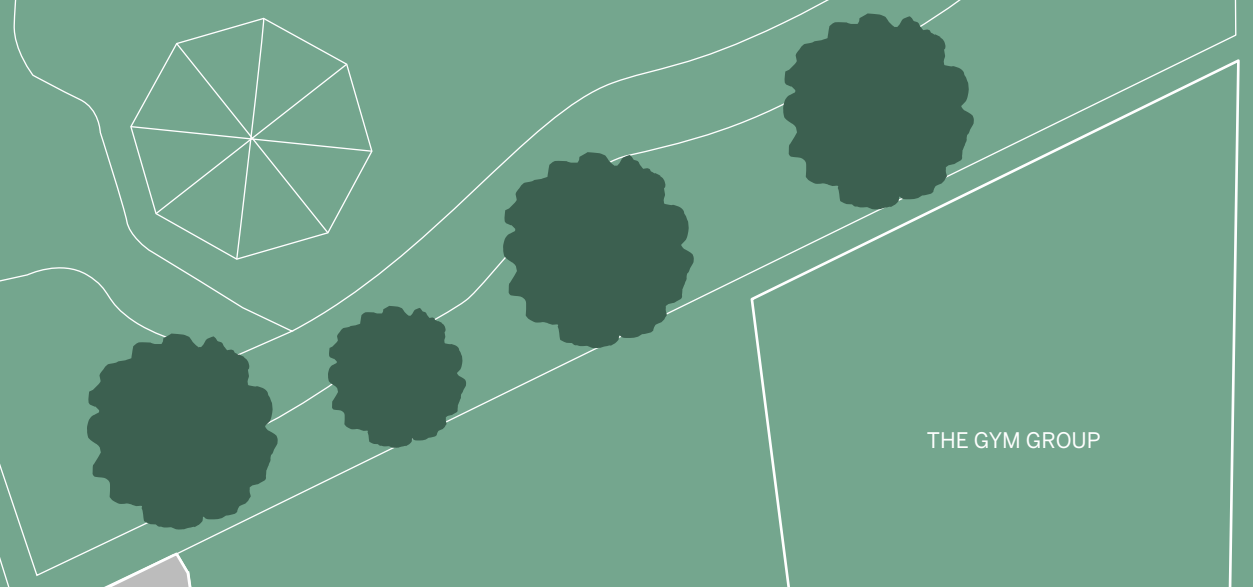
BUILDING 5



BUILDING 6



CHURCH



MARKET ROAD GARDENS

THE GYM GROUP

MARKET ROAD

A5203 - CALEDONIAN ROAD



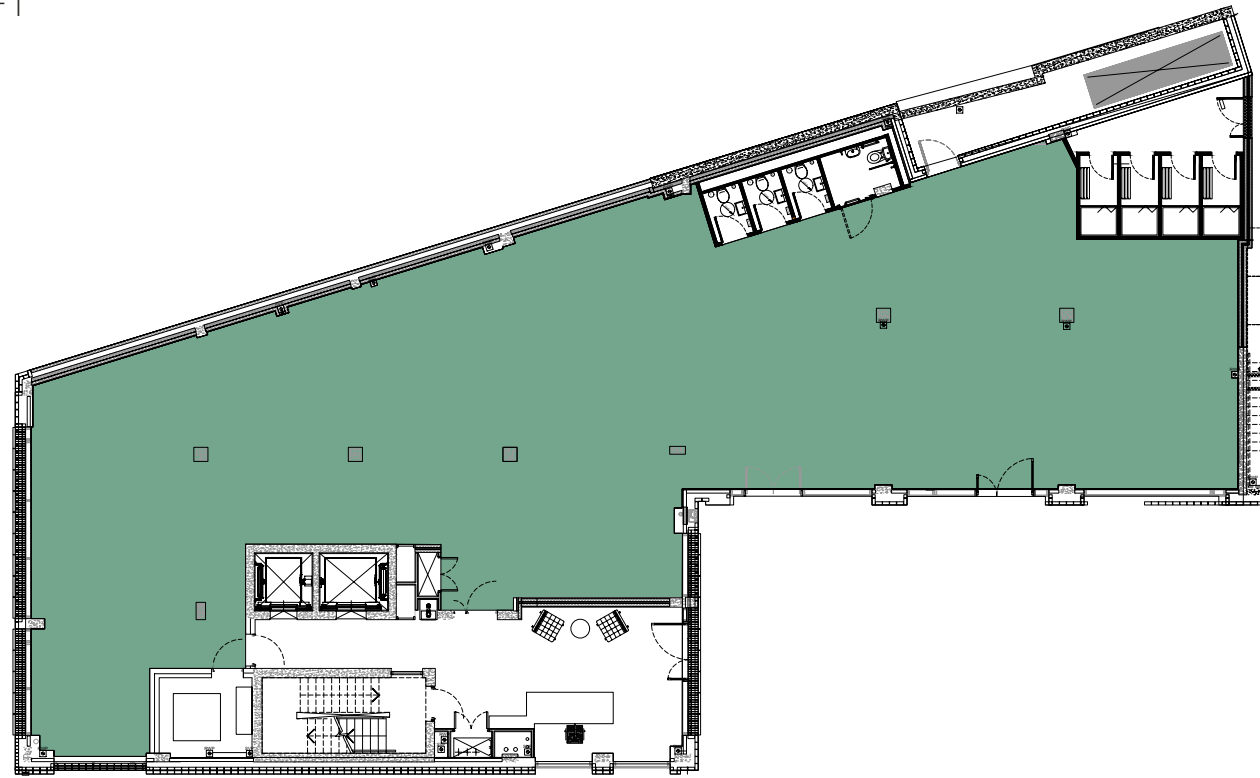
CALEDONIAN ROAD STATION



1 STERLING WAY

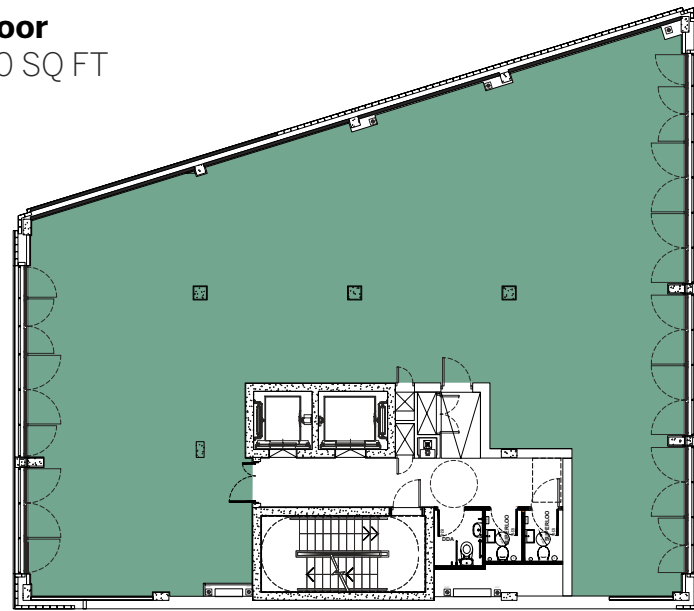
Ground Floor
4,003 SQ FT

BREWERY ROAD

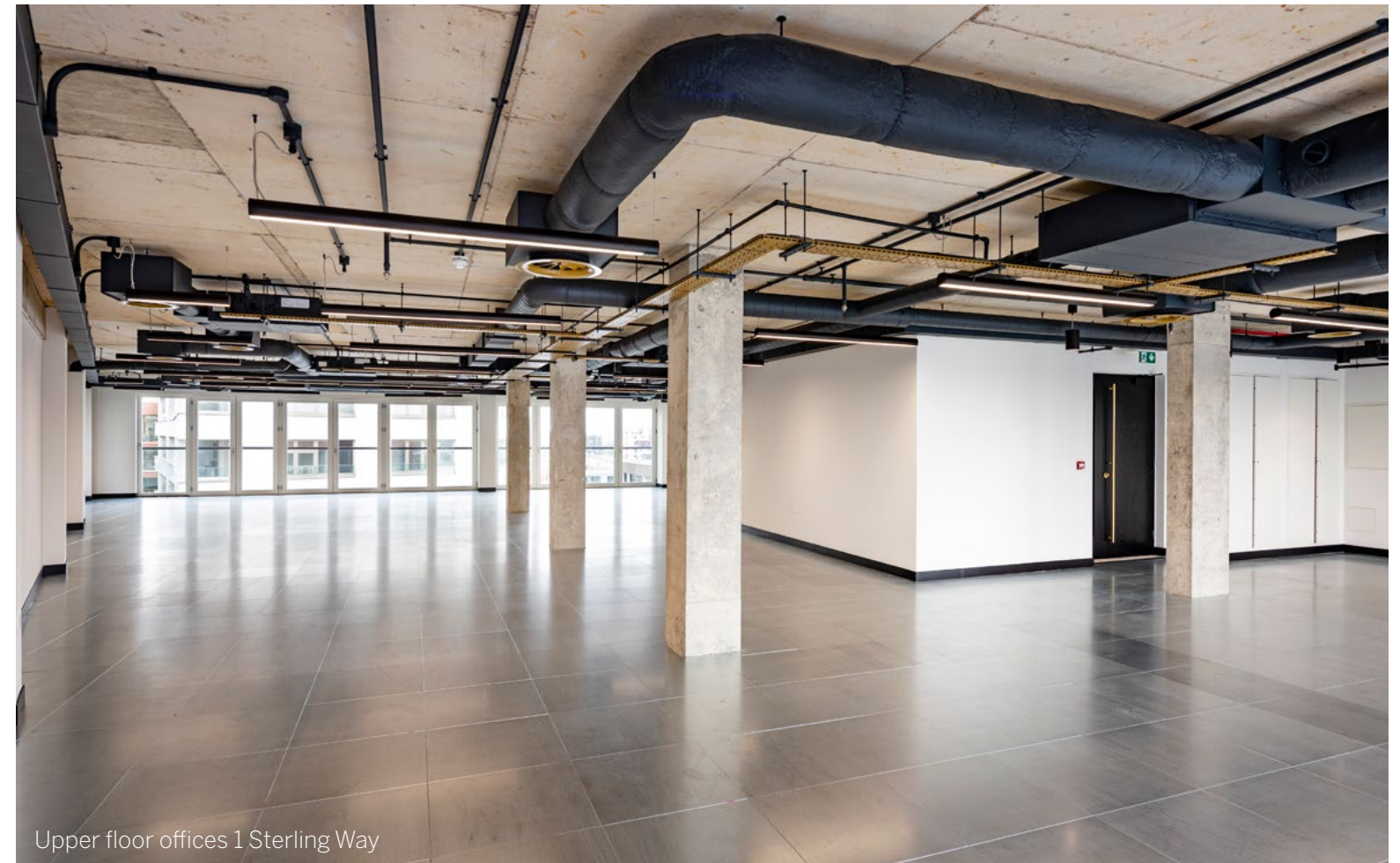


Typical Floor
Circa 2,650 SQ FT

BREWERY ROAD



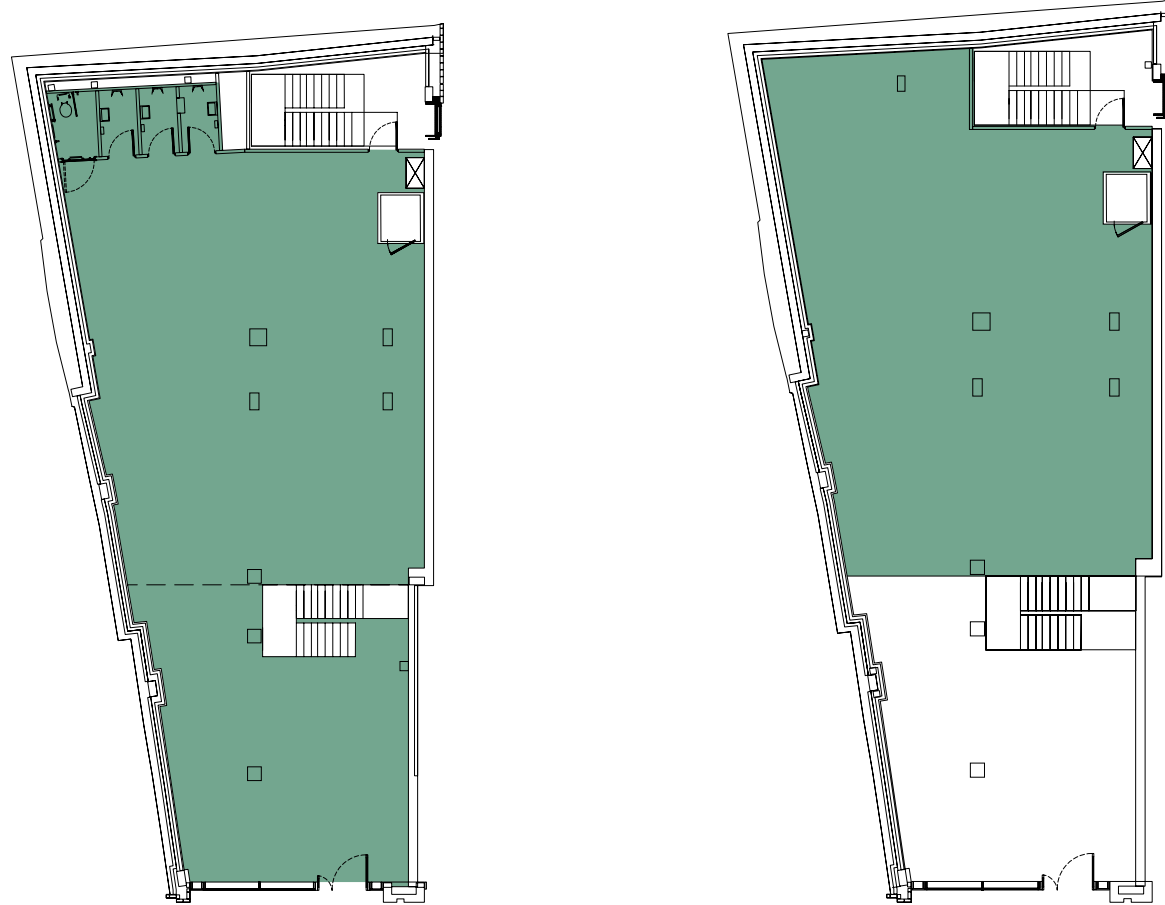
Reception area 1 Sterling Way



Upper floor offices 1 Sterling Way

UNIT 10

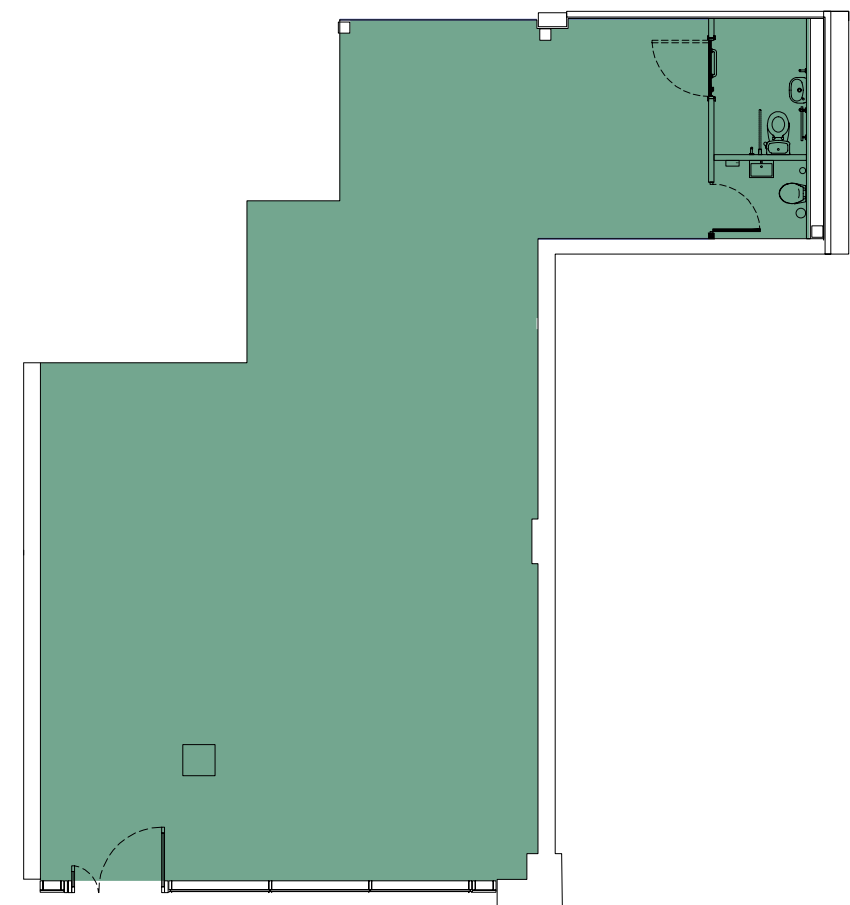
Ground Floor & Mezzanine
4,432 SQ FT



CALEDONIAN ROAD

UNIT 6B

Ground Floor
1,264 SQ FT



CALEDONIAN ROAD

BREWERY ROAD

MARKET ROAD

A MELTING POT OF CULTURES



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. Cally Road sits in the middle and pulses with individuality and diversity, revealing its fun-loving community spirit at the popular Cally Festival in Caledonian Park each summer.



Strong cultural identity



Thriving independents



Traditional architecture



Sought-after locals



Colourful street life



Artisan ales



Community buzz



'Gunner' glory



CLOSE TO VIBRANT KINGS CROSS

Cally Yard is within the growing orbit of buzzing King's Cross, which continues to roll out its astonishing transformation from dingy railway yard to cultural hotspot.

Now home to Granary Square, Lewis Cubit Square and the soon to be completed Coal Drops Yard retail street, hot-list eateries like German Gymnasium, and artistic and musical pop-up events, King's Cross also houses the world-leading Central St Martin's arts college and British Library.

By Eurostar it's easy to hop to Paris for a lunch meeting and return to evening cocktails at the iconic St Pancras hotel.



Culture on the canal



Waterside at Granary Square



Glorious Gilbert Scott



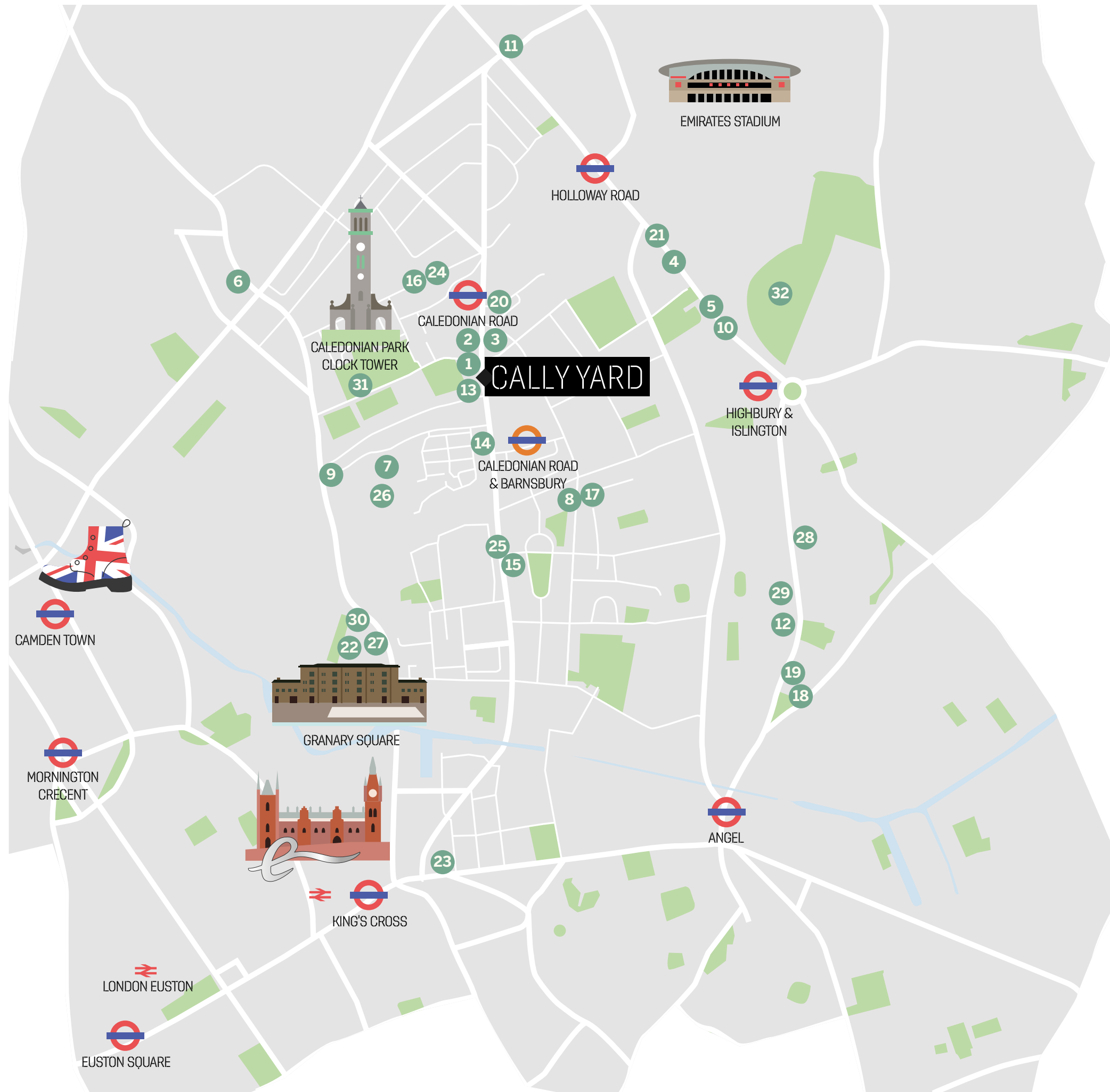
Pop-up art parties



To Paris for lunch



Alfresco dining



EXPLORING THE AREA

CAFES & DELI'S

- 1 **Green & Flavour**
453-455 Caledonian Rd
2 min
- 2 **Costa**
465 Caledonian Rd
2 min
- 3 **Starbucks**
474 Caledonian Rd
4 min
- 4 **Provisions**
167 Holloway Rd
12 min
- 5 **Vagabond**
105 Holloway Rd
15 min
- 6 **Bumblebee**
33 Brecknock Rd
15 min

RESTAURANTS

- 7 **Two Tribes Brewery & Campfire Taproom**
Tileyard Rd
7 min
- 8 **SUNDAY**
169 Hemingford Rd
9 min
- 9 **BRGR LDN**
244 York Way
9 min
- 10 **Bird**
81 Holloway Rd
14 min
- 11 **Big Red's**
385 Holloway Rd
16 min
- 12 **Ottolenghi**
287 Upper St
23 min

BARS & PUBS

- 13 **The Cally**
427 Caledonian Rd
1 min
- 14 **Doyle's Tavern**
379 Caledonian Rd
3 min
- 15 **Meltdown London**
342 Caledonian Rd
7 min
- 16 **The Depot**
1 Carpenters Mews, North Road
8 min
- 17 **Hemingford Arms**
158 Hemingford Rd
8 min
- 18 **The Bar with No Name**
69 Colebrooke Row
25 min
- 19 **King's Head Theatre & Pub**
115 Upper St
25 min

SHOPPING

- 20 **Sainsbury's**
465B Caledonian Rd
3 min
- 21 **Blue 17 Vintage**
162 Holloway Rd
12 min
- 22 **Coal Drops Yard**
Stable St
19 min
- 23 **Housmans Bookshop**
5 Caledonian Rd
20 min

CULTURE & EVENTS

- 24 **Pleasance Theatre**
Carpenters Mews, North Road
8 min
- 25 **The Cally Festival**
273-285 Caledonian Rd
8 min
- 26 **Tileyard Studios**
Tileyard Rd
12 min
- 27 **Everyman**
14-18 Handyside St
17 min
- 28 **Islington Assembly Hall**
Upper St
20 min
- 29 **Almeida Theatre**
Almeida St
20 min
- 30 **Lightroom**
12 Lewis Cubitt Walk
21 mins

PARKS

- 31 **Caledonian Park**
87 Clock View Crescent
6 min
- 32 **Highbury Fields**
Highbury Crescent
18 min

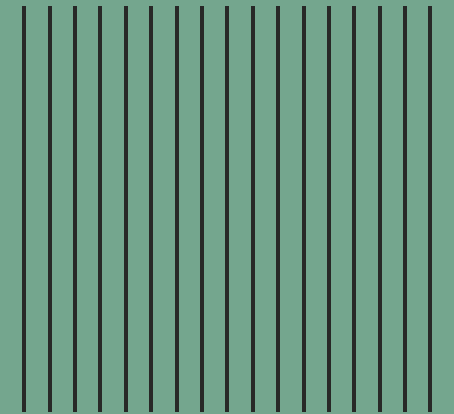
EXCELLENT CONNECTIVITY



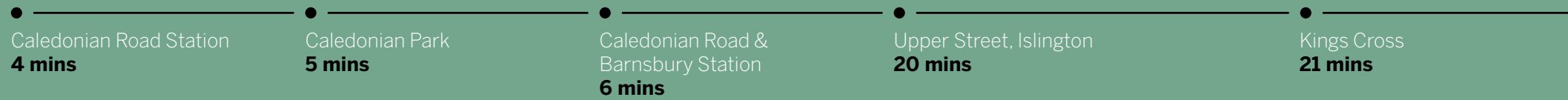
Take the Piccadilly line from Caledonian Road's historic red-tiled tube station to the creative hub of Covent Garden, the theatres of Leicester Square, concept stores at Knightsbridge, or onto Heathrow airport.

Tap into London's superb Overground network at 'Caledonian Road & Barnsbury' station, to reach essential London compass points like Shoreditch, Canada Water and Stratford's Olympic stadium.

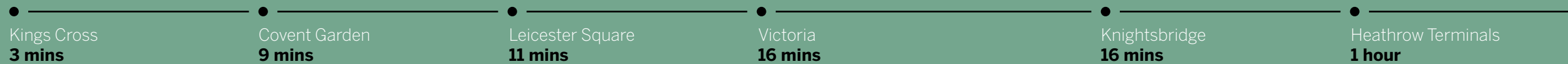
King's Cross station is just a mile away, giving unrivalled access to the Victoria, Northern, Circle, Metropolitan and Hammersmith & City lines, as well as mainline trains to Cambridge. Neighbouring St Pancras is home to Eurostar and rail services to Gatwick airport or the delights of Brighton seafront.



WALKING FROM CALLYYARD



BY TUBE FROM CALEDONIAN ROAD STATION



BY OVERGROUND FROM CALEDONIAN ROAD & BARNSBURY STATION



NEAREST AIRPORTS FROM CALEDONIAN ROAD STATION



INTERNATIONAL FROM KINGS CROSS ST PANCRAS



AN EMPHASIS ON COLLABORATION, FLEXIBILITY & WELL-BEING



Kitchen space at 1 Sterling Way

Cally Yard forms part of the larger development of London Square Caledonian Road, providing a mix of high-spec one and two bedroom apartments, together with high quality affordable housing.

A key aspect of the overall design is its connectivity between residential, commercial and wider community living. The new scheme rubs shoulders with an existing pub (The Cally) and hotel and provides an attractive and peaceful landscaped thoroughfare running through the middle of the main site.



Caledonian Road frontage

SPECIFICATION & SUSTAINABILITY

Unit 1C

- Shell & core condition
- Unique self-contained building over Ground & Mezzanine levels.
- Disabled lift
- Super natural daylight with floor to ceiling glazing across two elevations

Unit 6B

- Brand newly developed and refurbished office space
- New metal-tile raised flooring throughout
- Superb natural daylight with floor to ceiling glazing across the front and rear elevations
- The Ground floor unit benefits from a self-contained entrance door from the street
- New exposed air-conditioning system
- Generous floor to ceiling height
- Self-contained WC facilities
- Modern suspended LED lighting
- Fibre internet
- Passenger lift

1 Sterling Way

- Brand newly developed and refurbished office building
- Newly refurbished reception lobby 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
- Self-contained WC facilities
- Modern suspended LED lighting
- 2 Passenger lifts
- Second floor comes fully fitted and can be occupied immediately.



SHOWER FACILITIES



CYCLE STORAGE



COMMUNAL COURTYARD

All available across the estate



Development by



LONDON
SQUARE
WORKS

The company takes its name from the ethos of London's famous squares and the sense of community and enduring legacy they have provided over the centuries. Founded in 2010, London Square has already created a development pipeline worth over £2 billion. London Square Works is our commercial arm – developing high quality bespoke space for offices, retail and leisure businesses to maximise the potential of every aspect of our mixed use developments.

London Square Works has built £140m of commercial space so far in residential schemes across the capital, creating contemporary office, retail and leisure environments. We are working with the best businesses to create new destinations at our developments to help each local area flourish. The London Square Works portfolio offers a range of exciting commercial opportunities across the capital – from central sites in Caledonian Road, Bermondsey, Spitalfields to Isleworth, Staines and Neasden.

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