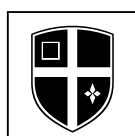


# CALLY YARD

CALEDONIAN  
ROAD N7

A NEW CREATIVE  
BUSINESS COMMUNITY

STUDIOS FOR SALE OR RENT



LONDON  
SQUARE

**WORKS**

# CALLY YARD

CALEDONIAN ROAD N7

DISCOVER THE  
IDEAL WORKSPACE  
SOLUTION FOR YOU



# WE ARE RESTORING THE RICH AND VARIED CULTURE OF ENTERPRISE WITHIN THE AREA

Cally Yard's convergence of minds, makers, founders and creators will create a dynamic hub in the continuing regeneration of Caledonian Road, which began life as a nineteenth century toll road developing a culture of light industry in the wake of the new railways.

Our connected, collaborative and flexible new office space will channel Cally Road's existing sense of community and commerce, while injecting new energy for the future. We want to foster innovation that will boost the wellbeing of the community as a whole, as well as that of your business.

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. Studios are available to buy or rent now, from 1,146 – 49,228 sq ft.

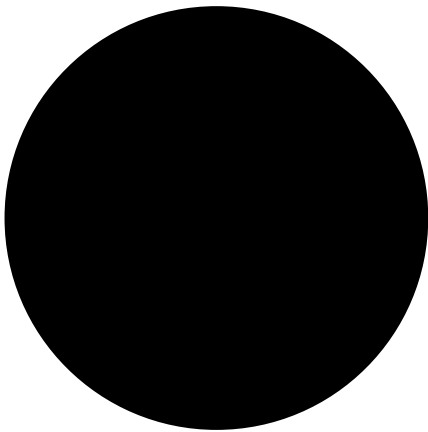




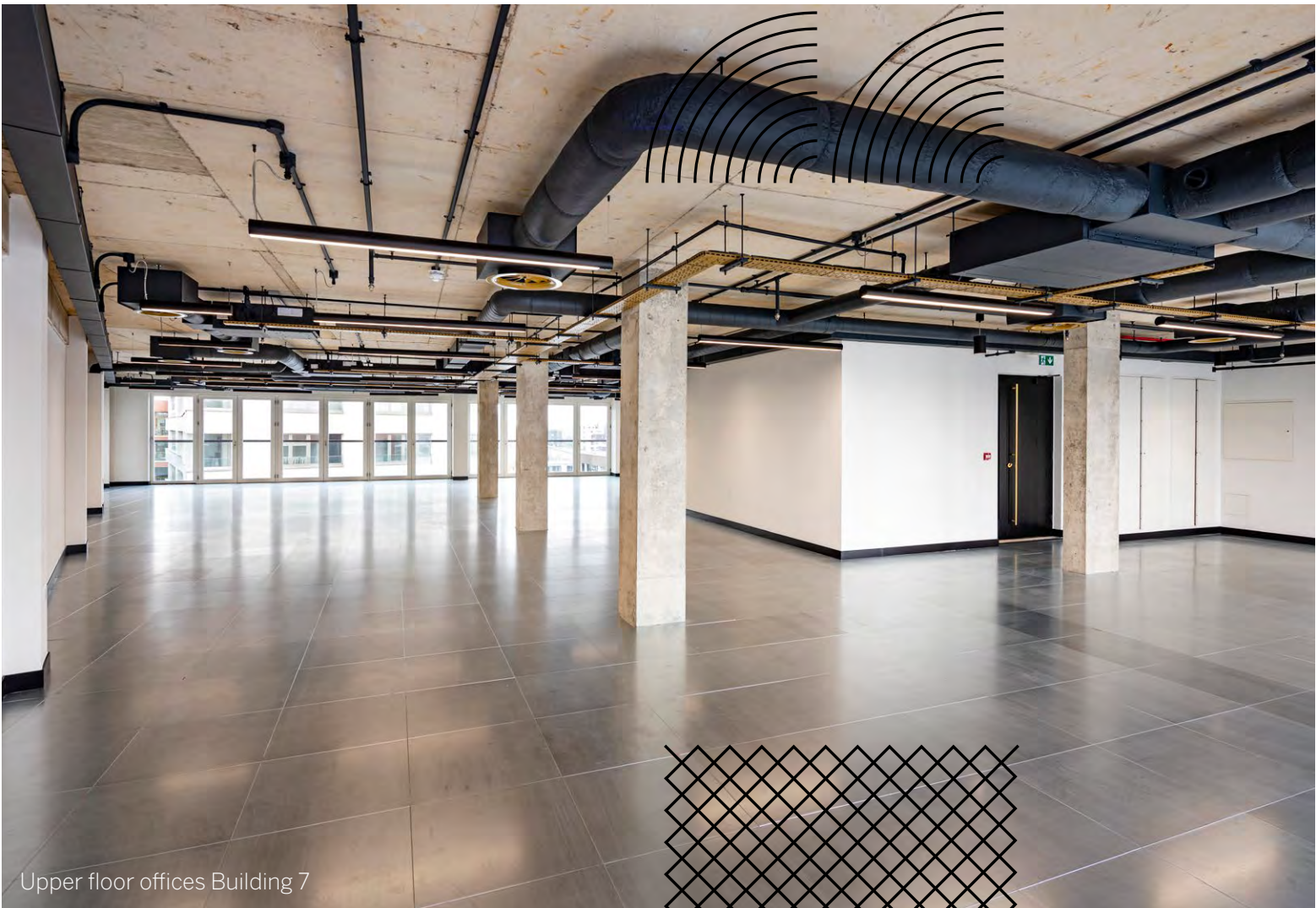


Whether you're a creative, a maker, small or large business, studio or agency, Cally Yard can be tailored to your dream workspace solution. It's a modular, dynamic opportunity for savvy entrepreneurs, businesses and twenty-first century start-ups.

Be one of the visionaries to ride the first wave of Caledonian Road's regeneration and claim your piece of London.



Ground floor offices Unit 4



Upper floor offices Building 7





Caledonian Road frontage



# A NEW DESTINATION FOR SMARTER BUSINESSES

Cally Yard is an architecturally inspiring space in which to grow your business, in an area that's on the cusp of creative expansion, following the regeneration of nearby King's Cross.


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.

**From**

1,146 –  
49,228 ft<sup>2</sup>

**Great Connectivity**

4 MINS  
Caledonian Road  
Tube Station

**Units**


FOR SALE  
OR RENT

**Opportunity to**

CUSTOMISE  
YOUR SPACE

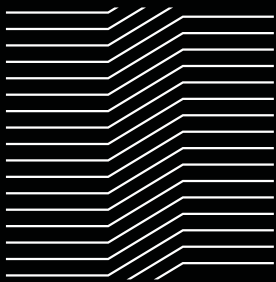
**Close to**

KING'S  
CROSS

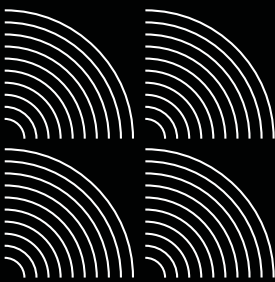
**A new**

CREATIVE  
HUB

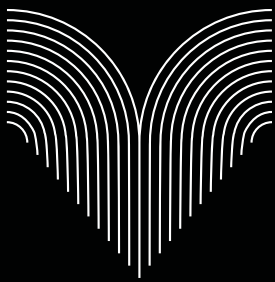
# THE IDEAL SOLUTION FOR A NUMBER OF DIFFERENT SECTORS



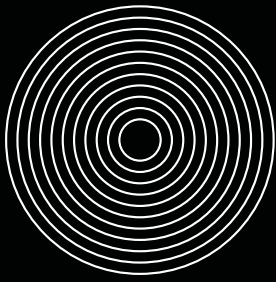
Architecture



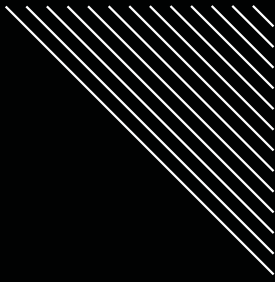
Marketing



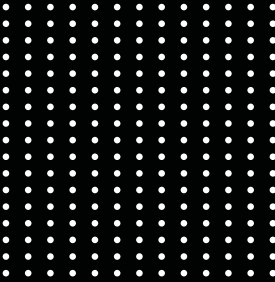
Charities



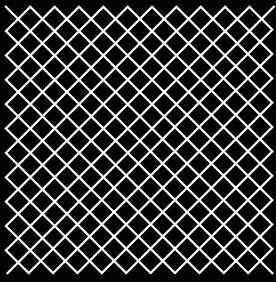
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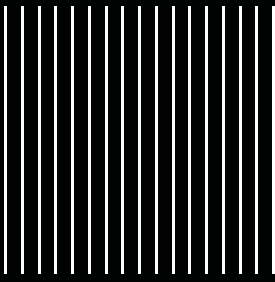
Consultancy



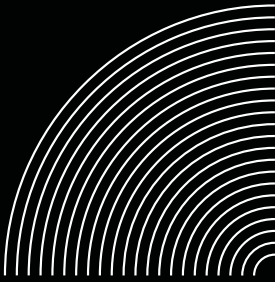
Finance



Media



Professional



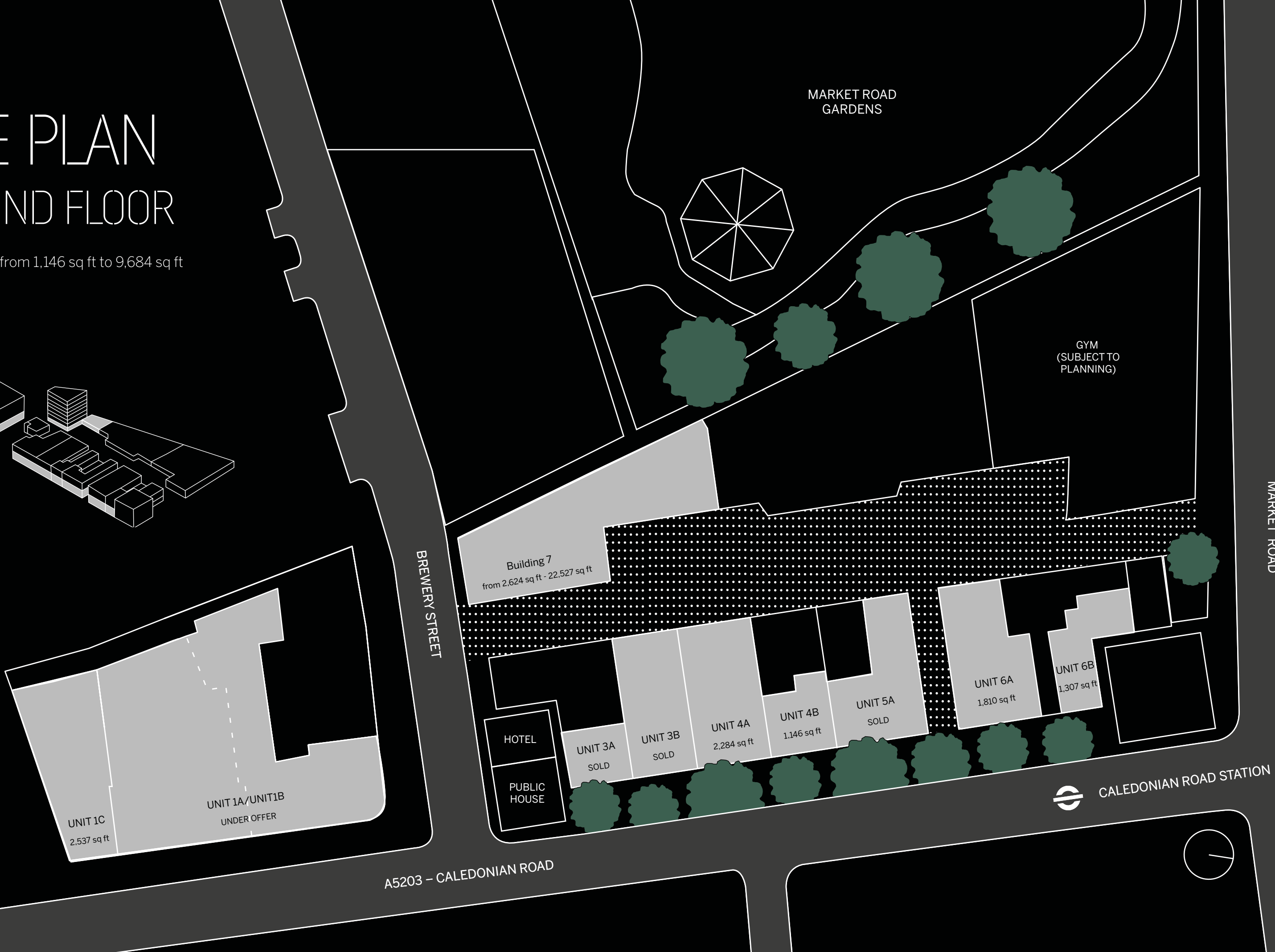
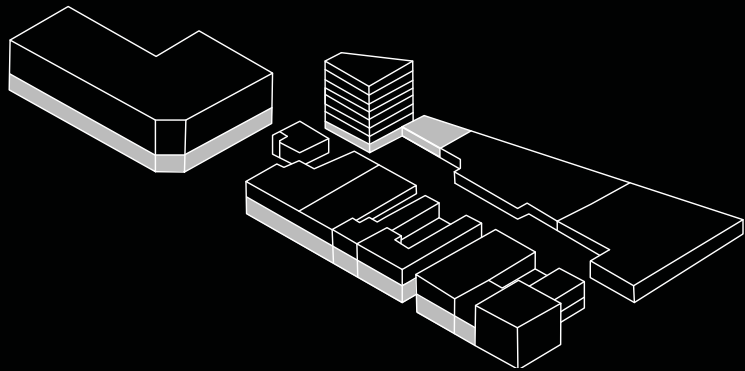
Technology



# SITE PLAN

## GROUND FLOOR

11 units in total from 1,146 sq ft to 9,684 sq ft

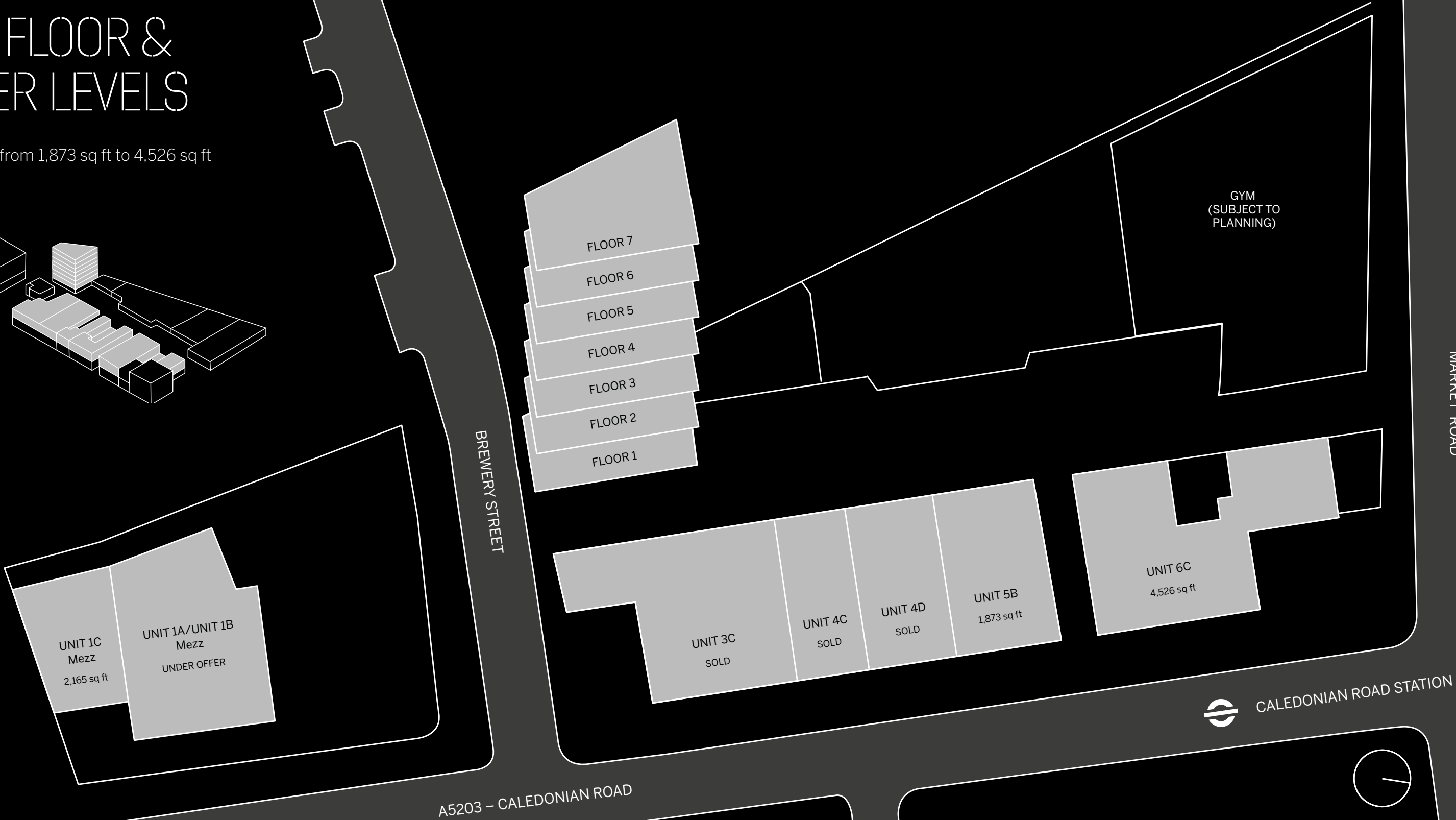
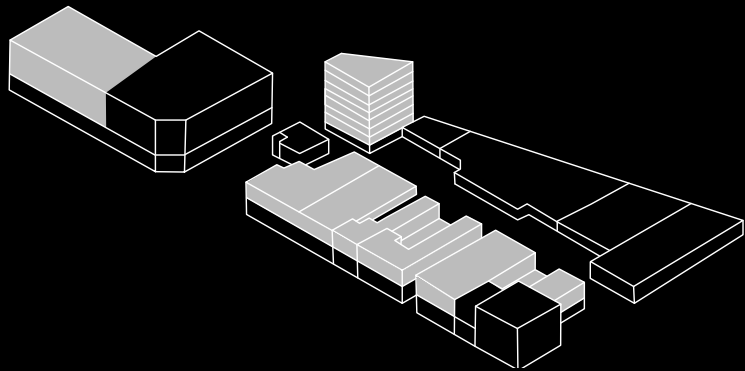




# SITE PLAN

## FIRST FLOOR & HIGHER LEVELS

14 units in total from 1,873 sq ft to 4,526 sq ft





# A UNIQUE MEETING OF MINDS WORKING UNDER ONE ROOF



CGI - the development looking South



# 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



To Paris for lunch



Waterside at Granary Square



Glorious Gilbert Scott

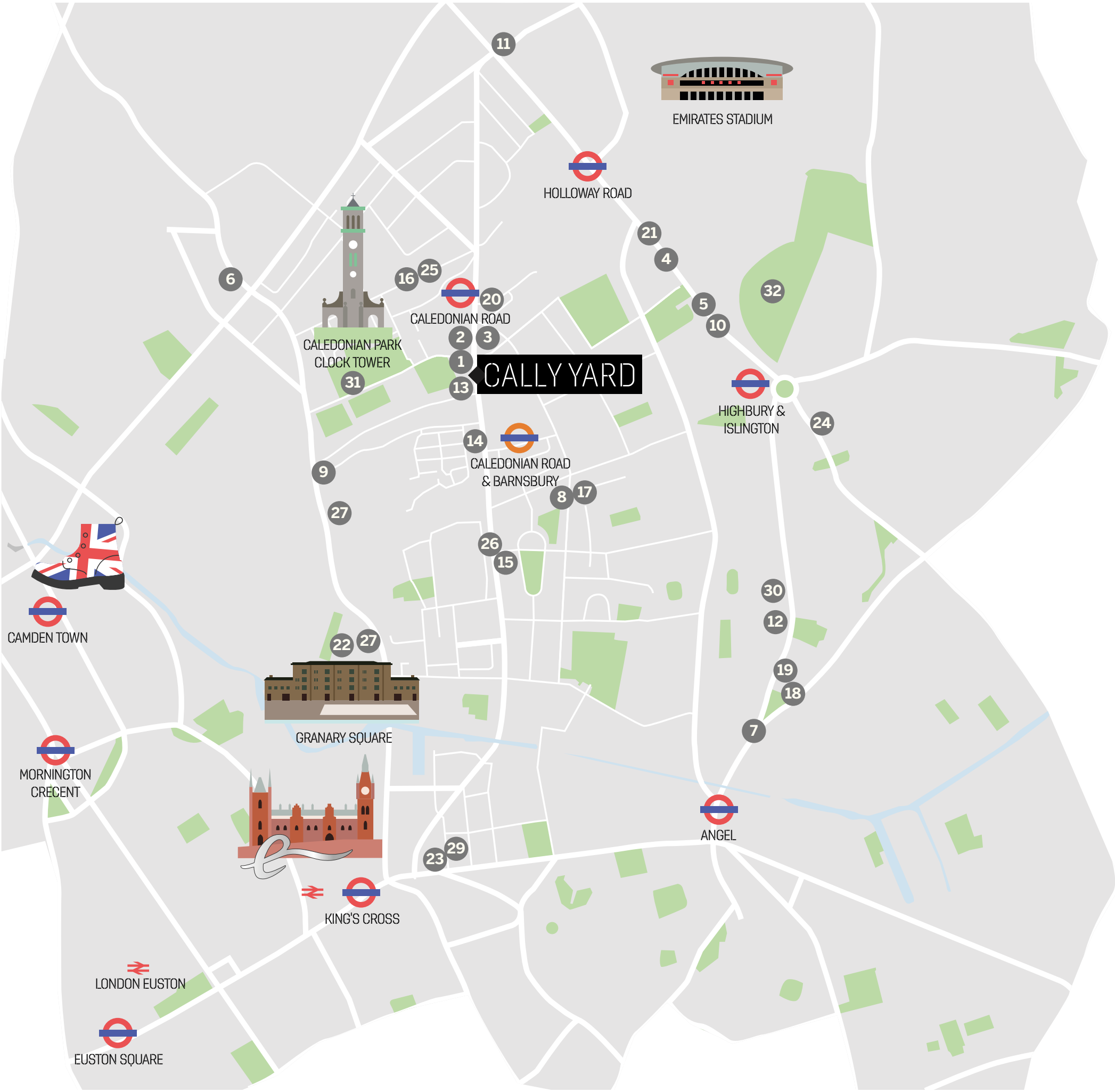


Pop-up art parties



Alfresco dining





# EXPLORING THE AREA

## CAFES & DELI'S

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

## RESTAURANTS

- 7 **Oldroyd**  
344 Upper St  
8 min
- 8 **SUNDAY**  
169 Hemingford Rd  
9 min
- 9 **Côba restaurant**  
244 York Way  
9 min
- 10 **Bird**  
81 Holloway Rd  
15 min
- 11 **Big Red's**  
385 Holloway Rd  
16 min
- 12 **Ottolenghi**  
287 Upper St  
20 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  
9 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  
2 min
- 21 **Blue 17 Vintage**  
162 Holloway Rd  
10 min
- 22 **Coal Drops Yard**  
Stable St  
19 min
- 23 **Housmans Bookshop**  
5 Caledonian Rd  
20 min

## CULTURE & EVENTS

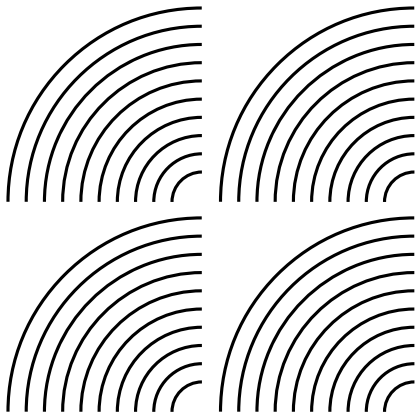
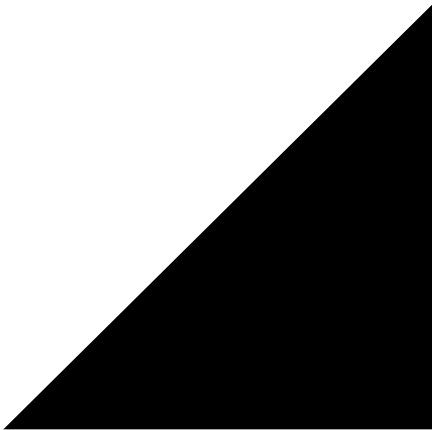
- 24 **Estorick Collection of Modern Italian Art**  
39A Canonbury Square  
7 min
- 25 **Pleasance Theatre**  
Carpenters Mews, North Road  
8 min
- 26 **The Cally Festival**  
273-285 Caledonian Rd  
8 min
- 27 **Tileyard Studios**  
Tileyard Rd  
12 min
- 28 **Everyman**  
14-18 Handyside St  
17 min
- 29 **Drink, Shop & Do**  
9 Caledonian Rd  
20 min
- 30 **Almeida Theatre**  
Almeida St  
20 min

## PARKS

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



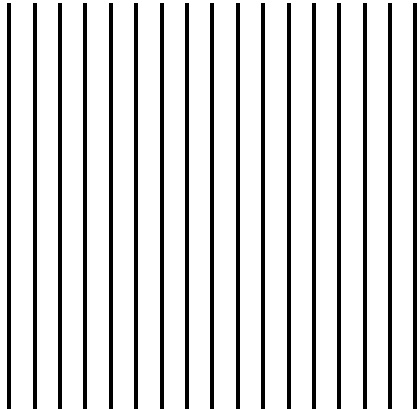
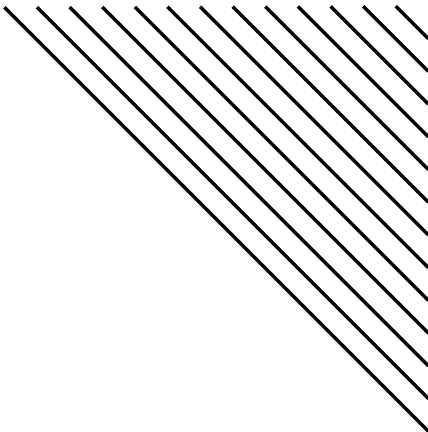
# EXCELLENT CONNECTIVITY



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 CALLY YARD

- Caledonian Road Station **4 mins**
- Caledonian Park **5 mins**
- Caledonian Road & Barnsbury Station **6 mins**
- Upper Street, Islington **20 mins**
- Kings Cross **21 mins**

## BY TUBE FROM CALEDONIAN ROAD STATION

- Kings Cross **3 mins**
- Covent Garden **9 mins**
- Leicester Square **11 mins**
- Victoria **16 mins**
- Knightsbridge **16 mins**
- Heathrow Terminals **1 hour**

## BY OVERGROUND FROM CALEDONIAN ROAD & BARNSBURY STATION

- Highbury & Islington **2 mins**
- Shoreditch **15 mins**
- Stratford **21 mins**
- Liverpool Street **21 mins**
- Canada Water **24 mins**

## NEAREST AIRPORTS FROM CALEDONIAN ROAD STATION

- Gatwick Airport **57 mins**
- Stansted Airport **59 mins**
- Heathrow Airport **1 hour**
- London Luton Airport **1 hour 1 min**

## INTERNATIONAL FROM KINGS CROSS ST PANCRAS

- Lille **1 hour 22 mins**
- Brussels **1 hour 56 mins**
- Paris **2 hours 16 minutes**
- Lyon **4 Hours 41 mins**





# FLEXIBLE SPACES BUILT TO FIT YOUR BUSINESS

**Buy or Lease and combine multiple units**

This is a unique opportunity to buy, or rent single or multiple units in various configurations, and on two different levels, so you can maximize your business's potential. In terms of investment per square foot there's tremendous creative potential and flexibility to organize the spaces so they flow together to your specification. For example, you could choose a ground floor space together with first floor units, or two ground floor spaces and one above.

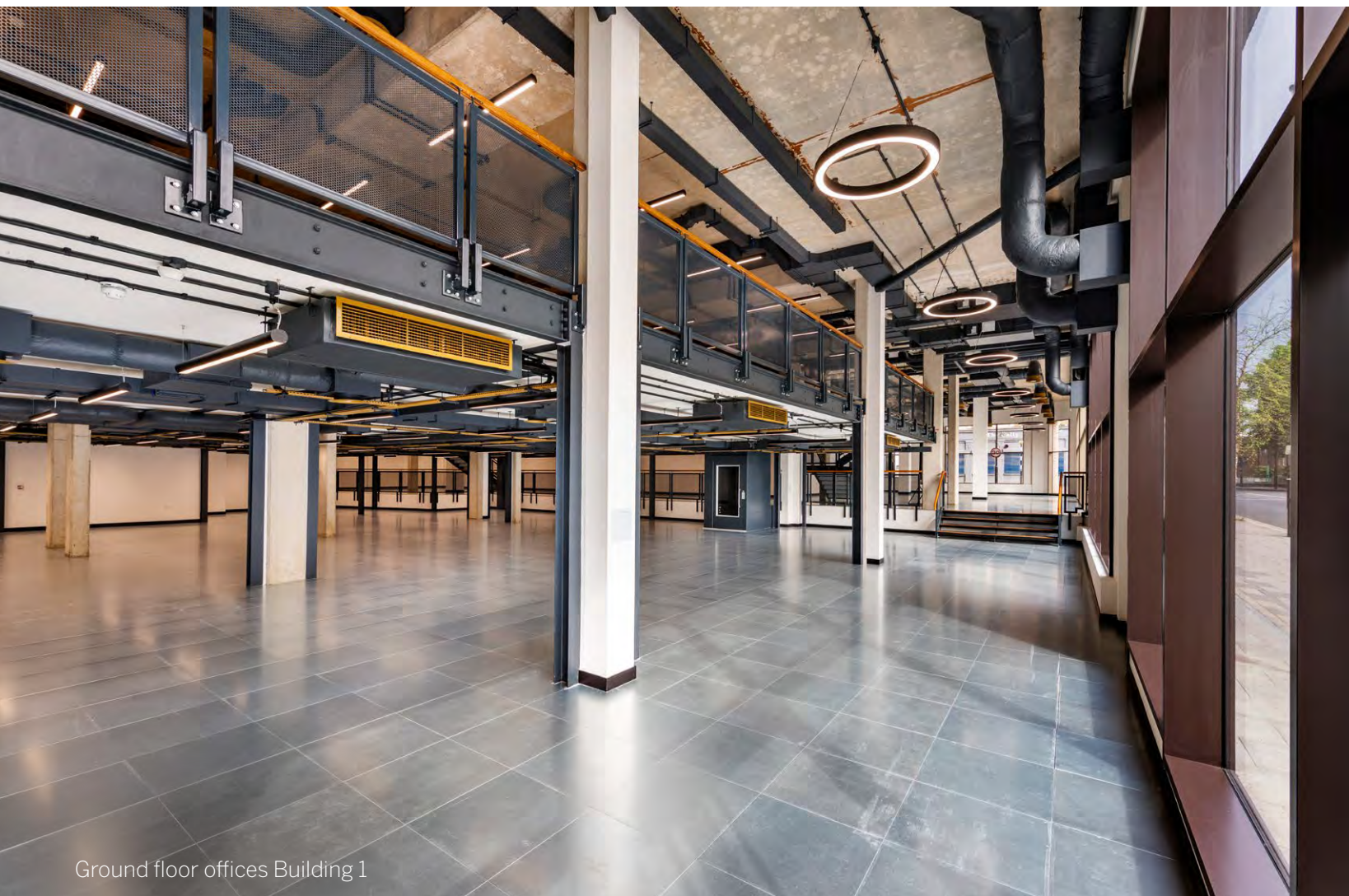
The developer, London Square Works, has carefully considered the design and specification being delivered. There's a total of 49,228 ft<sup>2</sup> of Category A self-contained commercial units available to owners and investors on the ground and first floors. The potential for individually-tailored, stylish and design-savvy business spaces makes Cally Yard ideal for occupiers in ranging sectors including technology, branding, communications, creative industries and consultancy.



Ground floor Building 1



# AN EMPHASIS ON COLLABORATION, FLEXIBILITY & WELL-BEING



Ground floor offices Building 1

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



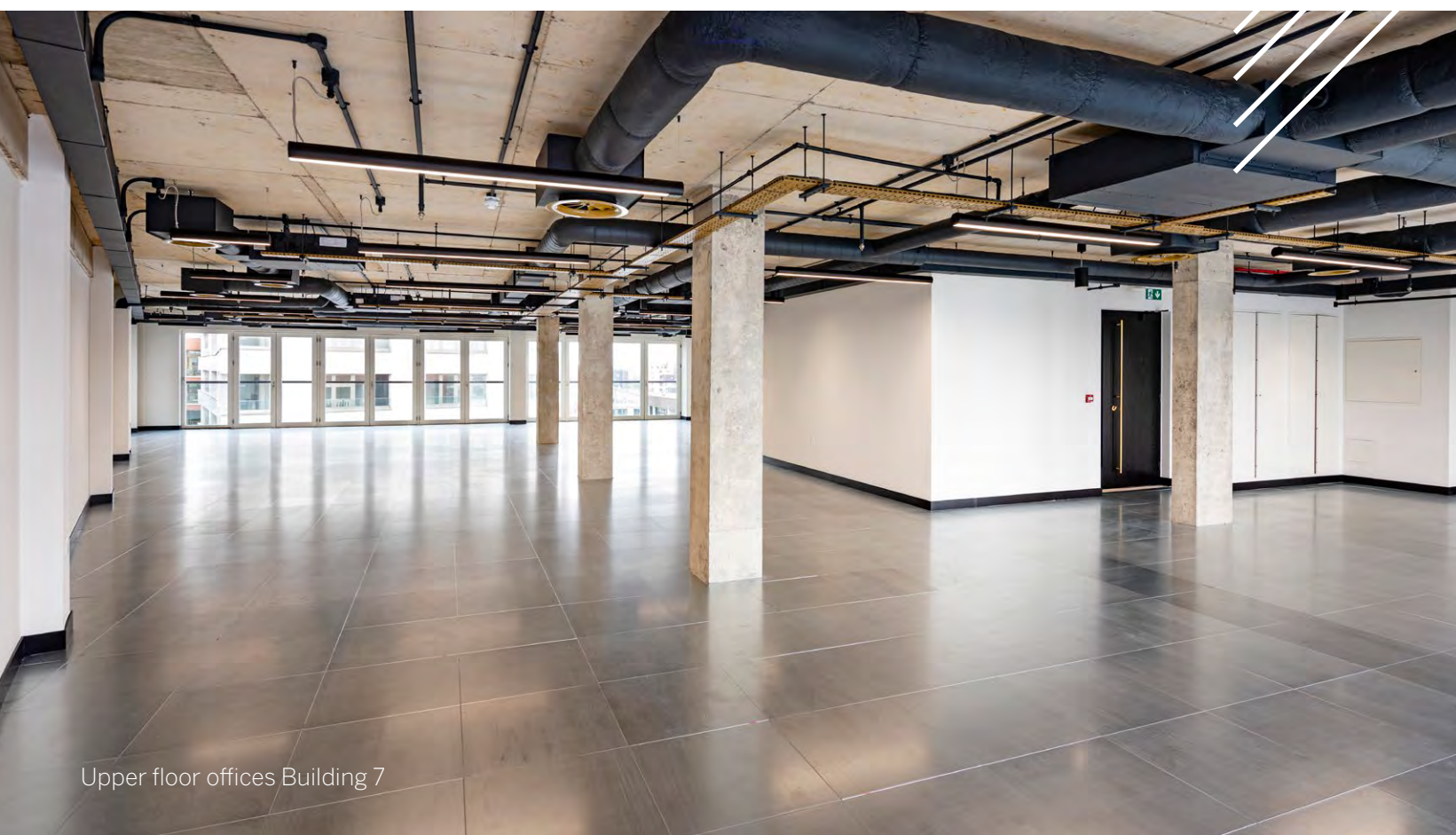
# KEY FEATURES & BENEFITS

- Brand new redevelopment
- New Creative Business Community
- Underground Station within 3 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
- Major Gym facility (subject to planning)





Reception area Building 7



Upper floor offices Building 7



Upper floor offices Building 7



# SPECIFICATION & SUSTAINABILITY

## Building 1

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

## Building 7

- 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

## Buildings 3-6

- 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
- Ground floor units to benefit from self-contained entrance doors from both the street and into the rear landscaped courtyard
- New exposed air-conditioning system
- Generous floor to ceiling height
- Self-contained WC facilities
- Modern suspended LED lighting
- Fibre internet
- Passenger lift

 SHOWER FACILITIES

 CYCLE STORAGE

 COMMUNAL COURTYARD

All available across the estate



Building 1



Development by



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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