

RETAIL UNIT TO LET

15-17 Caledonian Road, London, N1



Location

The property is located in the well-known area of Regent's Quarter, King's Cross, a short walk from King's Cross St. Pancras Station, London's largest Station. (Victoria Line, Northern Line, Piccadilly Line, Hammersmith and City Line, Metropolitan Line, National Rail and The Eurostar).

Nearby occupiers to 13-15 Caledonian road include Starbucks, Pret a Manger, Rush Hair, Black Sheep Coffee, Prebury Corner and Tesco Metro. A sizable residential community and a number of office workers are within the immediate vicinity.

Accommodation

The premises are arranged over ground and basement floors with the following net internal floor areas:

Floor	Sq. Ft	Sq. M
Ground	862	80
Basement	1,248	116
Total	2,110	196

Rent

On application

Planning

The property benefits from A1 Retail planning consent on the ground floor and basement.

Business Rates

Rateable Value: £31,500
UBR 19/20: 50.4p
Rates Payable: £15,867

EPC

Available on request

Viewing

Strictly by appointment only sole agents:

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