

Caledonian Road Station
Caledonian Road
London
N7 9BA

Station Opportunity - Subject to Planning Offers will be considered

TO LET

2,677 sq ft (248.70 sq m)



Location

Located in a prime location above and adjacent to Caledonian Road underground station (Piccadilly Line).

Passenger numbers for 2016 equated to 5.73 million underground entrance's and exit's.

Description

A prime station location which will suit a variety of use classes adjacent to the station entrance. Local occupiers include Sainsbury's, Starbucks and Nisa Local. The premises are available immediately and subject to planning offers will be considered. There may be scope to utilise the roof, subject to the necessary consents and structural analysis.

Floor Areas (approx)

	Sq ft	(m²)
Ground Floor Kiosk	177	(16.44)
First Floor	2,500	(232.26)
Total	2,677	(248.70)

Terms

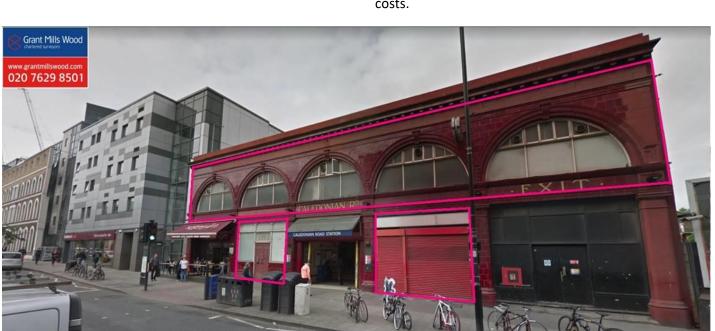
A new lease at nil premium directly from the landlord is available. **Offers are invited for a new lease at a rent to be agreed.** Subject to planning offers will be entertained. *Subject to Contract.*

Rates

Interested parties are advised to make their own enquiries.

Legal Costs

Each party is to bear their own legal costs. The lessee will be required to make an undertaking through solicitors to cover the lessors abortive costs.







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Viewing

Viewings are available immediately strictly by appointment through sole agents:-

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^{*}Multi-year station entry-and-exit figures (XLS). London Underground station passenger usage data. Transport for London