

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)

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

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.

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

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	(m ²)
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.



Grant Mills Wood and the Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants 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 (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property April 2018.

Viewing

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

Jonathan Hay
Jonathanh@grantmillswood.com

Matthew Laing-Williams
Matthewl@grantmillswood.com

