

3 Caledonian Road, London N1

Well Located Retail Unit To Let



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Location

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

Nearby occupiers include Starbucks's, Pret A Manger, Tesco Metro, Five Guys and Nandos. A sizeable residential community and a number of office workers are within the immediate vicinity.

Accommodation (NIA)

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

Description	sq ft	sq m
Ground	651	60.5
Basement	734	86.2
Total	1,385	146.7

Business Rates

The business rates are currently suspended and interested parties are recommended to seek further advice from the local authority.

Rent

Upon Application

Tenure

A new full repairing and insuring lease for a term of 10 years. The lease will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

EPC

Available upon request



Further Information

Further Information & Viewings

Strictly by appointment through Sole Agents:

Levy Real Estate

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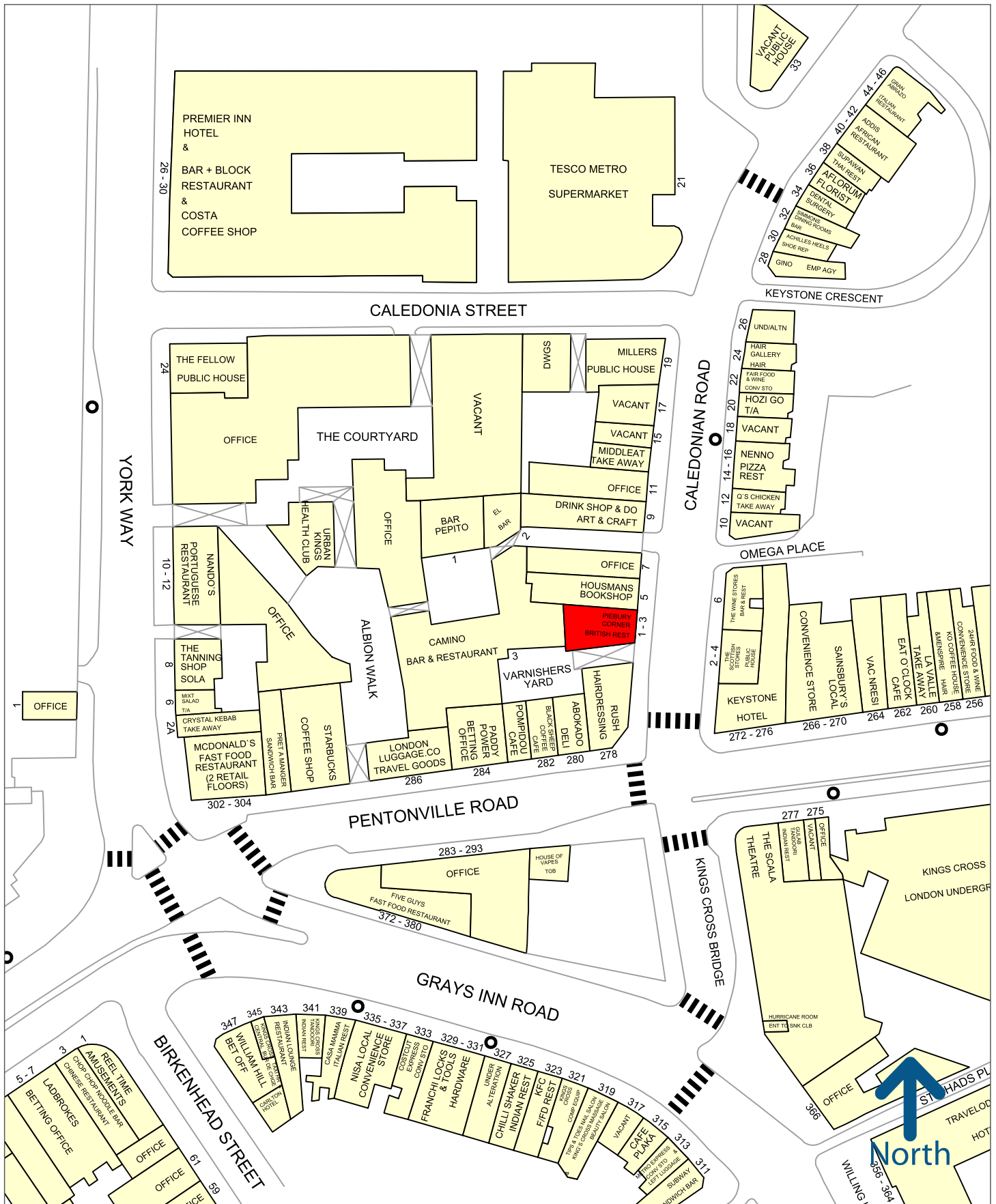
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Experian Goad Plan Created: 13/10/2020

Created By: Levy



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