



Commercial

**390 CALEDONIAN
ROAD, LONDON, N1
1DN**

Per Calendar Month

£1,500 Per

FEATURES

- Ground floor and basement unit
- Prominent Caledonian Road location
- approximately 106 sqm (1,141 sq ft)
- within easy reach of Caledonian Road (Piccadilly Line)



Harris Brown
Estate Agents

0 Bedroom Commercial located in London

Commercial Premises To Let – Caledonian Road, London, N1 1DN

The property offers approximately 106 sqm (1,141 sq ft) of internal space and is currently recorded as a *shop used as offices*, making it suitable for a range of commercial uses, subject to the necessary planning and landlord consents.

Located along Caledonian Road, the property is within easy reach of Caledonian Road (Piccadilly Line), Caledonian Road & Barnsbury (Overground) and King's Cross St Pancras stations, providing excellent transport links into Central London and the wider London area.

Positioned along the main stretch of Caledonian Road, the property benefits from its established commercial surroundings and proximity to King's Cross. The area is a busy and well-connected location, with a mix of independent retailers, cafés, restaurants, offices and residential properties nearby. Caledonian Road continues to benefit from significant investment and regeneration in the wider King's Cross area, contributing to increasing commercial activity and demand.

Call us on

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Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.