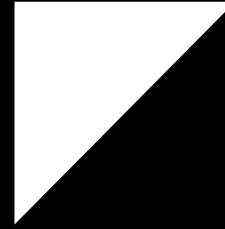
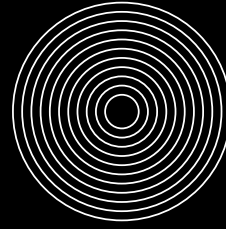


# CALLY YARD

CALEDONIAN  
ROAD N7



UNIT 6C, CALEDONIAN  
ROAD, LONDON N7

**HIGH YIELDING NEWLY BUILT  
OFFICE INVESTMENT**

EPC A AND BREEAM 'EXCELLENT'

**LP** LEWIS & PARTNERS



# INVESTMENT SUMMARY

- The property has an EPC rating of A and BREEAM 'Excellent'.
- Located on Caledonian Road, 4 minutes' walk to Caledonian Road Underground Station (Piccadilly Line) and 6 minutes' walk to Caledonian Road & Barnsbury Station (Overground).
- Part of a popular mixed use office campus with circa 60,000 sq ft of offices, residential and a gym let to the Gym Group close to the established Knowledge Quarter of King's Cross.
- First floor self-contained unit providing 4,506 sq ft (418.62 sq m) with own front door part of the London Square mixed-use development.
- New Build and first occupation
- Superb natural light with floor to ceiling glazing
- Double frontage including courtyard and Caledonian Road aspects
- Exposed air conditioning, mechanical ventilation system, raised floors and WC
- Modern LED lighting throughout
- Let to Life Sciences Tenant, Quantum Motion Technologies Ltd who are expanding their footprint on the campus having successfully completed a £42 million fundraise in Q1 2023.
- Let on a new effective full repairing and insuring lease for a term of 5 years from 27 March 2023 at a rent of £205,023 per annum (equal to £45.50psf).
- Seeking offers in excess of £2.56m (TWO MILLION FIVE HUNDRED AND SIXTY THOUSAND POUNDS) for the Virtual Freehold (992 years remaining) at a peppercorn.
- Initial yield of 7.5% after allowance for purchaser's costs of 6.8%.
- Subject to contract and exclusive of VAT.

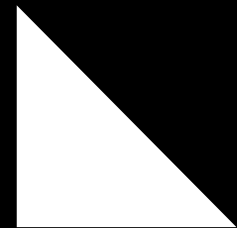
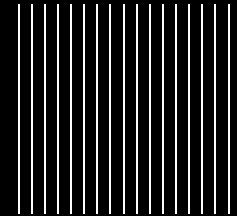
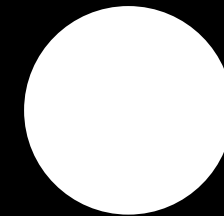
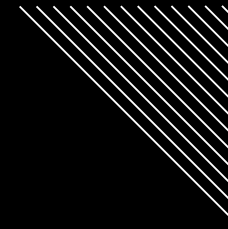
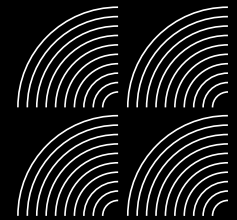
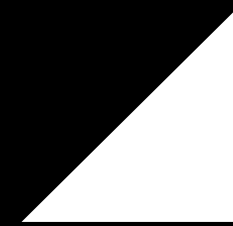
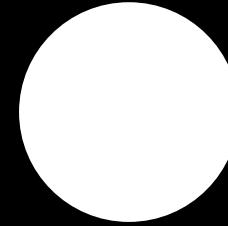


# LOCATION & SITUATION

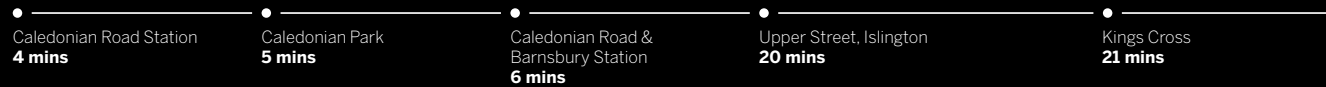
Islington is one of London's most affluent boroughs, located approximately 2 miles north east of the West End and 1.5 miles north of the City of London. The area is well established as one of London's most desirable commercial, residential and entertainment destinations with its numerous bars, restaurants, entertainment venues, Conference centres and park areas attracting hundreds of thousands of visitors a year.

Cally Yard is situated on the eastern side of Caledonian Road, just 4 minutes' walk to Caledonian Road Station to the north (piccadilly Line) and 6 minutes' walk to Caledonian Road and Barnsbury Station to the South (Overground).

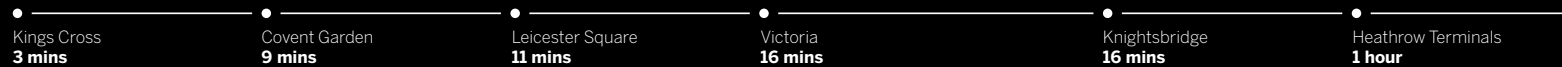
The Piccadilly line provides direct trains to Kings Cross & St Pancras International Station, linking Cally Yard directly with the commercial and cultural hotspot around kings Cross.



## WALKING FROM CALLY YARD



## BY TUBE FROM CALEDONIAN ROAD STATION



## BY OVERGROUND FROM CALEDONIAN ROAD & BARNSBURY STATION



## NEAREST AIRPORTS FROM CALEDONIAN ROAD STATION



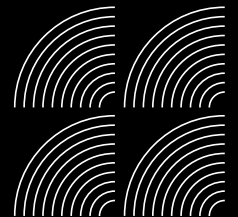
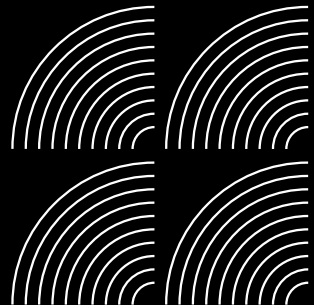
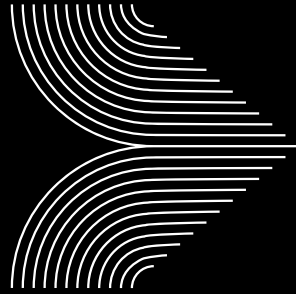
## INTERNATIONAL FROM KINGS CROSS ST PANCRAS



# DESCRIPTION

- **First floor self-contained unit providing 4,506 sq ft (418.62 sq m) NIA and associated entrance corridor with own street entrance forming part of the London Square mixed-use development.**

- New Build and first occupation
- Superb natural light with floor to ceiling glazing
- Exposed air conditioning, mechanical ventilation system, raised floors and WC
- Modern LED lighting throughout



## Tenure

The property is held on a Virtual Freehold (992 years remaining) at a peppercorn.

## Tenancy

**Let to Quantum Motion Technologies Ltd on a new effective full repairing and insuring lease for a term of 5 years from 27 March 2023 at a current rent of £205,023 per annum, equating to £45.50psf.**

## Covenant

Quantum Motion is a British company with strong academic roots including with UCL and Oxford University, they are developing scalable quantum computers that can outperform the current standard of hardware. Quantum Motion are a computer solution business with aims to deliver scalable quantum computing to the mass market. Quantum Motion is taking a different approach to many of its competitors by using silicon transistors, which it believes will make development of quantum machines cheaper and more accessible to researchers, scientists and governments.

In its most recent fundraising round (Q1 2023), the company raised £42 million bringing its total fundraising investment £62 million to date. All existing investors have supported the latest fundraising including new investors Robert Bosch Venture Capital, Porsche SE and British Patient Capital.

Quantum Motion continue to demonstrate their commitment to the campus by expanding their footprint at Cally Yard to a total of 8,863 sq ft, they also occupy Unit 9B and 6B, the latter being directly beneath the subject property.

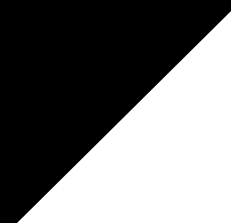
<https://quantummotion.tech/>

## EPC

The property currently has an EPC rating of A.

## Value Added Tax

Value added tax will be applicable on the sale of this property.



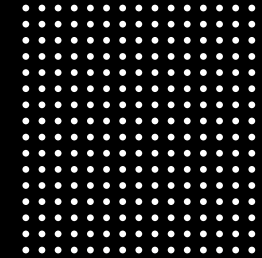
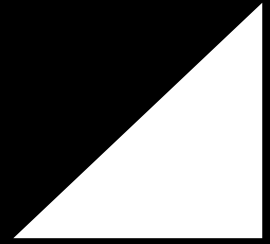
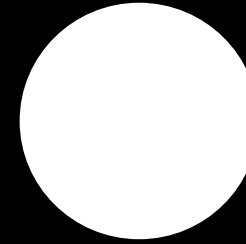
Development by



LONDON  
SQUARE  
WORKS

# PROPOSAL

We are seeking offers in excess of **£2,560,000 (TWO MILLION FIVE HUNDRED AND SIXTY THOUSAND Pounds)** subject to contract and exclusive of VAT for the Virtual Freehold (992 years remaining) at a peppercorn. A purchase at this level reflects an **initial yield of 7.5%** after allowance for purchaser's costs of 6.8%.



## Further Information

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## Address

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T. 0207 580 4333

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