

# Compton



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## Islington

Cally Yard, 1 Sterling  
Way  
Caledonian Road  
N7 9BG

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Brand new self-contained office  
building available to rent in close  
proximity to Caledonian Road  
station.

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## For Rent

2,638 to 22,417 ft<sup>2</sup>

020 7101 2020  
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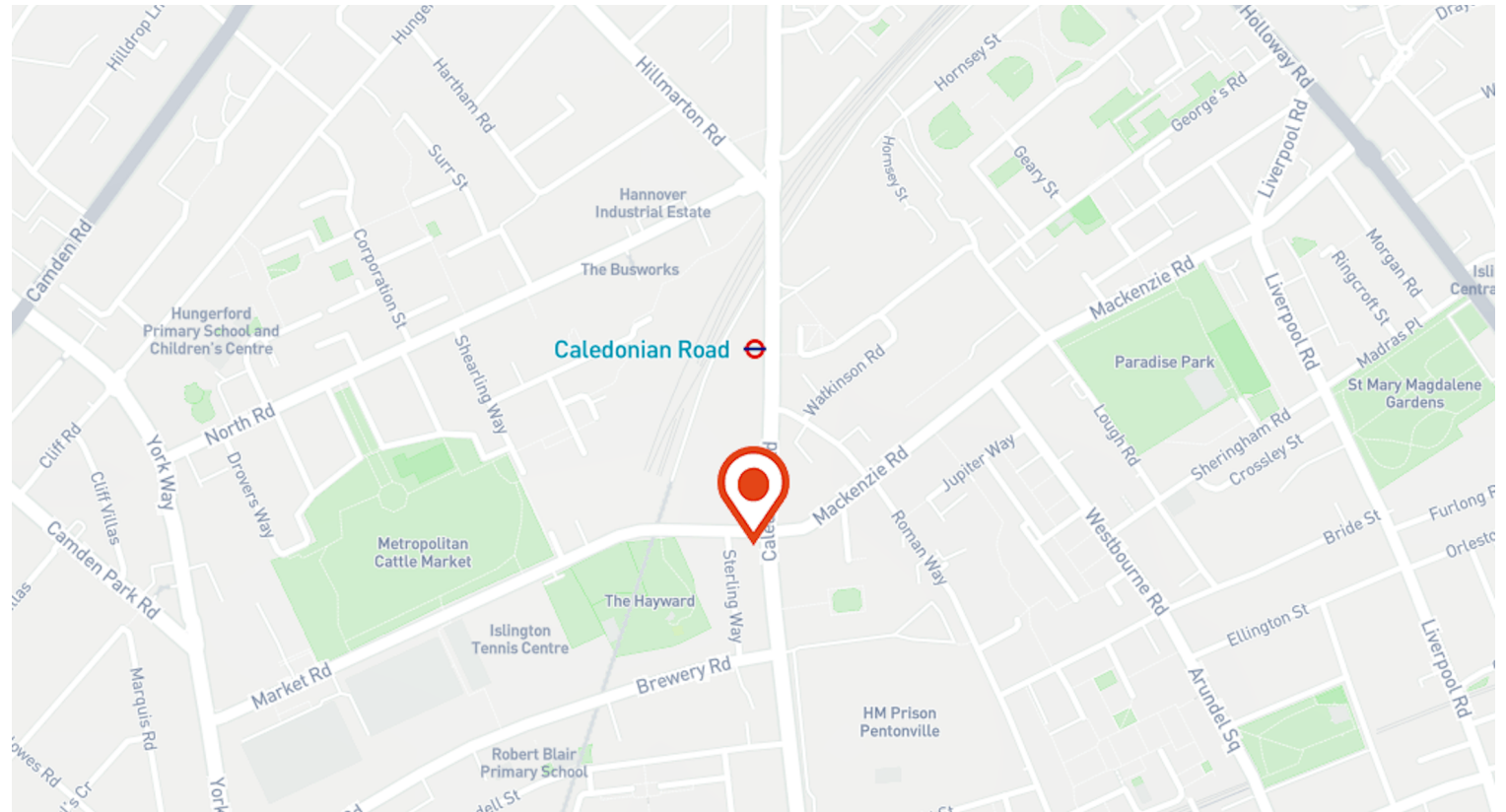
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## Location

Affectionately known as Cally Road by locals, Caledonian Road's business community is growing with start-ups and established enterprises alike taking occupation in the district, with easy access into central London via the Piccadilly line and Overground network.

The quarter's Victorian commercial heritage lends a warehouse aesthetic to the design of fashionable after-work venues like The Depot and The Pleasance, in contrast to the gleaming modernity of Arsenal's Emirates Stadium. Just to the north of Kings Cross spectacular regeneration zone, Cally Yard is the edgy and aspiring younger sibling to smooth-suited Upper Street.

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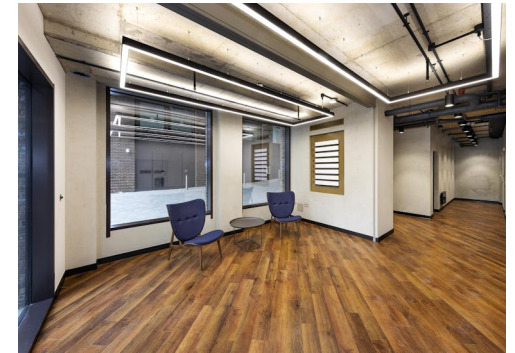
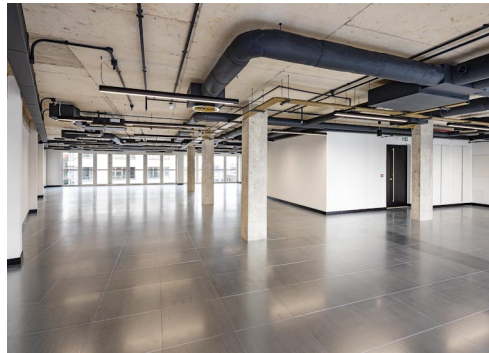
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## Amenities

- Brand new self-contained office building
- Newly refurbished reception lobby with direct access to brand new communal courtyard
- Generous floor to ceiling heights
- Superb natural daylight with floor to ceiling glazing spanning two elevations
- New metal-tile raised flooring throughout
- New exposed air-conditioning system
- Fibre enabled
- New WC facilities
- Modern suspended LED lighting
- Two passenger lifts
- Communal cycle storage and shower facilities

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## Description

1 Sterling Way is located a short walk from Caledonian Road station which has and will continue to benefit from the regeneration of the area.

Our stunning self-contained building will allow an incoming occupier to channel Cally Road's existing sense of community and commerce, while injecting new energy for the future.

Whether you're a creative, technology or finance tenant, 1 Sterling Way could be the perfect option for you and you can tailor it to make the building your dream workspace solution.

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## Content

[View in Virtual Reality](#)



[View on Website](#)



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## Vendor

London Square

## Tenure

Leasehold or Long Leasehold (Virtual Freehold)

## Lease Term

A new full repairing and insuring lease for a term by arrangement direct from the Landlord

Alternatively the property is available for sale on a Long Leasehold Basis of 999 years



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## Floor Areas & Outgoings

The accommodation comprises of the following

Floor/Unit	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
6th	2,638	£49.50 /sq ft Guiding	£14 /sq ft	£2 /sq ft	£14,399.08	£172,789	Available
5th	2,649	£49.50 /sq ft Guiding	£14 /sq ft	£2 /sq ft	£14,459.13	£173,509.50	Available
4th	2,648	£47.50 /sq ft Guiding	£14 /sq ft	£2 /sq ft	£14,012.33	£168,148	Available
3rd	2,649	£47.50 /sq ft Guiding	£14 /sq ft	£2 /sq ft	£14,017.63	£168,211.50	Available
2nd	2,658	£45 /sq ft Guiding	£14 /sq ft	£2 /sq ft	£13,511.50	£162,138	Available
1st	2,658	£42.50 /sq ft Guiding	£14 /sq ft	£2 /sq ft	£12,957.75	£155,493	Available
Mezzanine	2,624	£42.50 /sq ft Guiding	£14 /sq ft	£2 /sq ft	£12,792	£153,504	Available
Ground	4,003	£39.50 /sq ft Guiding	£14 /sq ft	£2 /sq ft	£18,513.88	£222,166.50	Let
Total	22,527				£114,663.30	£1,375,959.50	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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