

Compton

Islington

Grid Seven, 1 Sterling
Way
Caledonian Road
N7 9BG

A vibrant workspace in the heart of
Islington N7, offering exceptional
office spaces floor by floor, starting
from 2,624 ft²

For Rent

2,624 to 18,524 ft²

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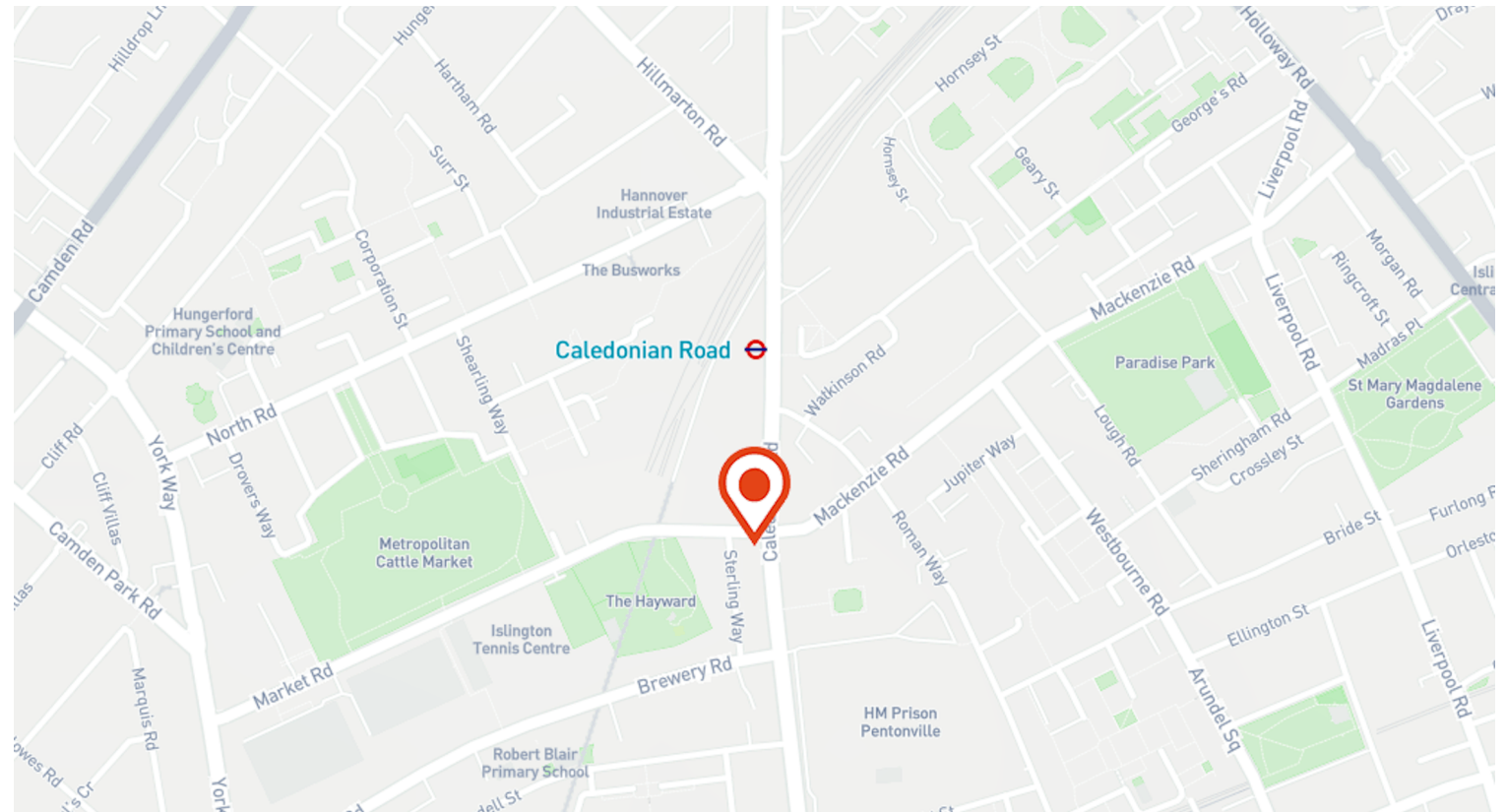
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Location

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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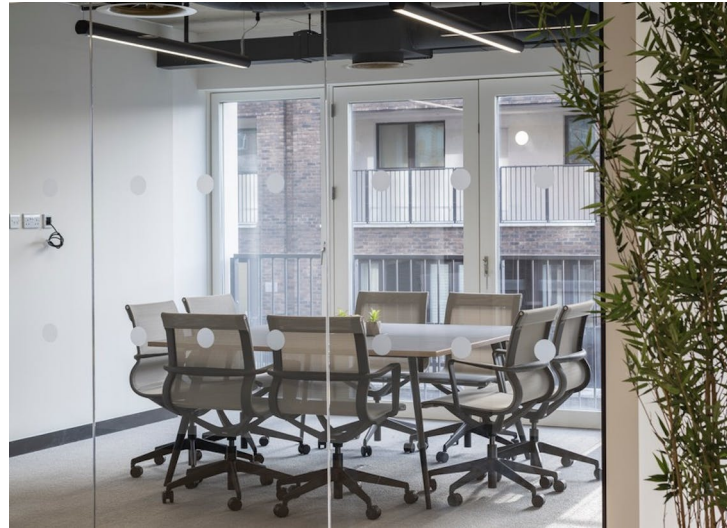
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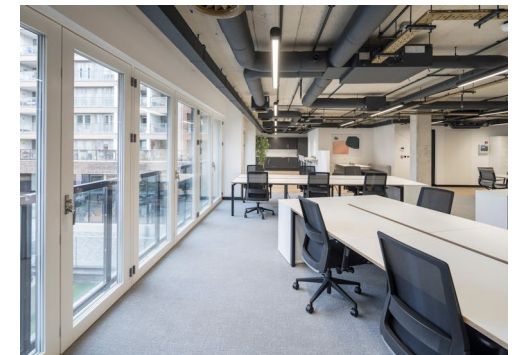
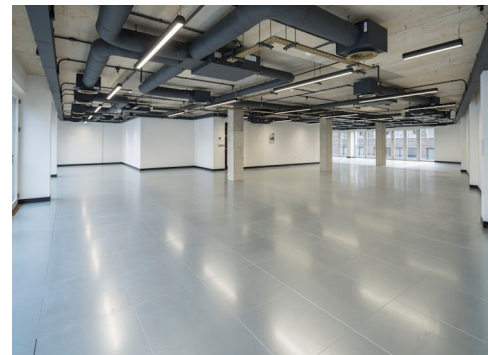
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Amenities

- Brand new self-contained office building
- 2nd, 6th & 7th Floors are beautifully fitted to a high standard with CAT 6 cabling, meeting rooms, kitchenette, desks and break out areas
- Newly refurbished reception lobby
- Phone pods x 2 on the 6th & 7th Floors
- Juliette balconies
- Access to communal terrace
- Superb natural daylight with floor to ceiling glazing spanning two elevations
- New exposed air-conditioning system
- Fibre enabled
- New WC facilities
- Modern suspended LED lighting
- Two passenger lifts
- Communal cycle storage and shower facilities

Description

Nestled within a distinctive courtyard setting, this seven-storey building offers a perfect blend of tranquillity and innovation being ideal for creative businesses.

Grid Seven provides flexible leasing options, with entire floors available to suit both growing start ups and established companies. Enjoy a collaborative, inspiring environment, moments away from the vibrant energy of Islington.

Local occupiers include notable tech and media companies like Marmalade Film & Media, Jamie Oliver Group, Four marketing and Bang & Olufsen.

The top two floors boast a brand-new fit out, ready for immediate occupation. Whether you're in the creative, technology, or finance sectors, Grid 7 could be the ideal solution, offering flexibility to tailor the space and create your dream workspace.

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Content

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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 |
|------------|--------|---------------|---------------|----------------|-------------|---------------|--------------|
| 7th | 2,638 | £37.50 /sq ft | £14 /sq ft | £7.70 /sq ft | £13,014.13 | £156,169.60 | Available |
| 6th | 2,649 | £37.50 /sq ft | £14 /sq ft | £7.70 /sq ft | £13,068.40 | £156,820.80 | Available |
| 5th | 2,648 | £35 /sq ft | £14 /sq ft | £7.70 /sq ft | £12,511.80 | £150,141.60 | Available |
| 4th | 2,649 | £35 /sq ft | £14 /sq ft | £7.70 /sq ft | £12,516.53 | £150,198.30 | Available |
| 3rd | 2,658 | £32.50 /sq ft | £14 /sq ft | £7.70 /sq ft | £12,005.30 | £144,063.60 | Available |
| 2nd | 2,658 | £35 /sq ft | £14 /sq ft | £7.70 /sq ft | £12,559.05 | £150,708.60 | Available |
| 1st | 2,624 | £32.50 /sq ft | £14 /sq ft | £7.70 /sq ft | £11,851.73 | £142,220.80 | Available |
| Ground | 4,000 | £39.50 /sq ft | £14 /sq ft | £2 /sq ft | £18,500 | £222,000 | Let |
| Total | 22,524 | | | | £106,026.94 | £1,272,323.30 | |

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Contact Us

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

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