

# GRID SEVEN

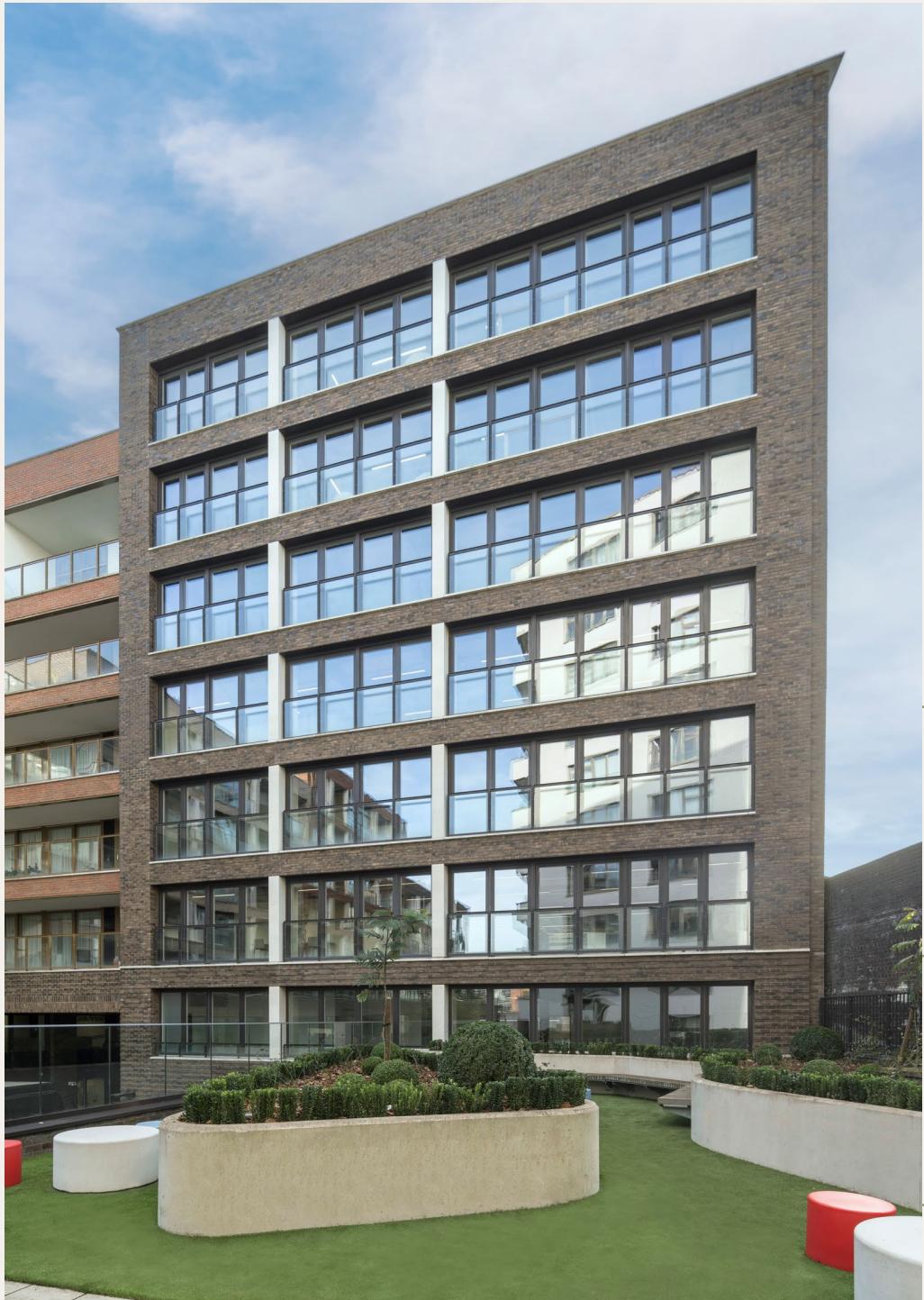


## 1 STERLING WAY

### ISLINGTON N7

Brand new beautifully fitted flexible workspace immediately available

Available space: 1,212 — 18,524 ft<sup>2</sup>



# WHERE COURTYARD CHARM MEETS MODERN BUSINESS IN ISLINGTON

Welcome to Grid Seven, a vibrant workspace in the heart of Islington N7, offering exceptional office spaces floor by floor, starting from 1,212 ft<sup>2</sup>.

COMMUNAL ROOF TERRACE

# THE BUILDING

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

Grid Seven provides flexible leasing options, with entire floors available to suit both growing startups and established companies.

Enjoy a collaborative, inspiring environment, moments away from the vibrant energy of Islington.

Excellent connectivity to King's Cross, only one stop away from Caledonian Road station.

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





RECEPTION



FULLY FITTED FLOORS

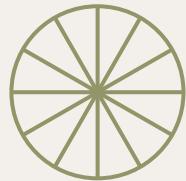


FULLY FITTED FLOORS



FULLY FITTED FLOORS

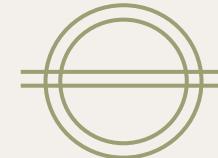
# BUILDING KEY FEATURES



CYCLE STORAGE



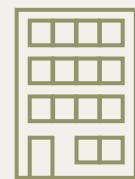
SHOWER FACILITIES



CALEDONIAN RD: 3 MINS WALK  
CALEDONIAN RD & BARNSBURY: 5 MINS WALK



ON SITE CAMPUS SECURITY



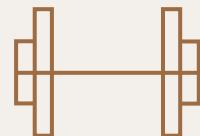
HQ OPPORTUNITY



LIFTS



LANDSCAPED  
COMMUNAL TERRACE



ON SITE GYM



EPC RATING A

## EXCEPTIONAL AMENITIES AND FULLY FITTED SPACES

Occupiers enjoy access to an on-site gym, a communal courtyard, cycle storage, and shower facilities.

### FLOORS BENEFITS FROM:

- Air conditioning
- Juliette balconies
- WCs
- Floor-to-ceiling windows
- Fully accessible raised floors
- Capped off services
- Exposed concrete ceilings
- Exposed air conditioning

### FULLY FITTED FLOORS:

- Tea points
- Dining areas
- Phone booths (pods)
- Meeting rooms
- Breakout spaces
- 26 x desks (on larger floors)



# SUSTAINABILITY

# EFFICIENCY, SUSTAINABILITY, AND COMFORT

Grid Seven holds an EPC A rating, offering numerous benefits for occupiers.



## LOWER ENERGY BILLS

A higher energy efficiency rating means reduced energy consumption, leading to substantial and significant savings on utility costs.

## SUSTAINABILITY

An A-rated building supports environmental goals, helping businesses reduce their carbon footprint and meet sustainability targets.

## IMPROVED COMFORT AND PRODUCTIVITY

Energy-efficient buildings often offer better temperature control, ventilation, and natural light, creating a more comfortable and productive working environment.

## INCREASED PROPERTY VALUE

Occupying an A-rated building enhances a company's image, particularly for those committed to sustainability and corporate social responsibility.

## FUTURE-PROOFING

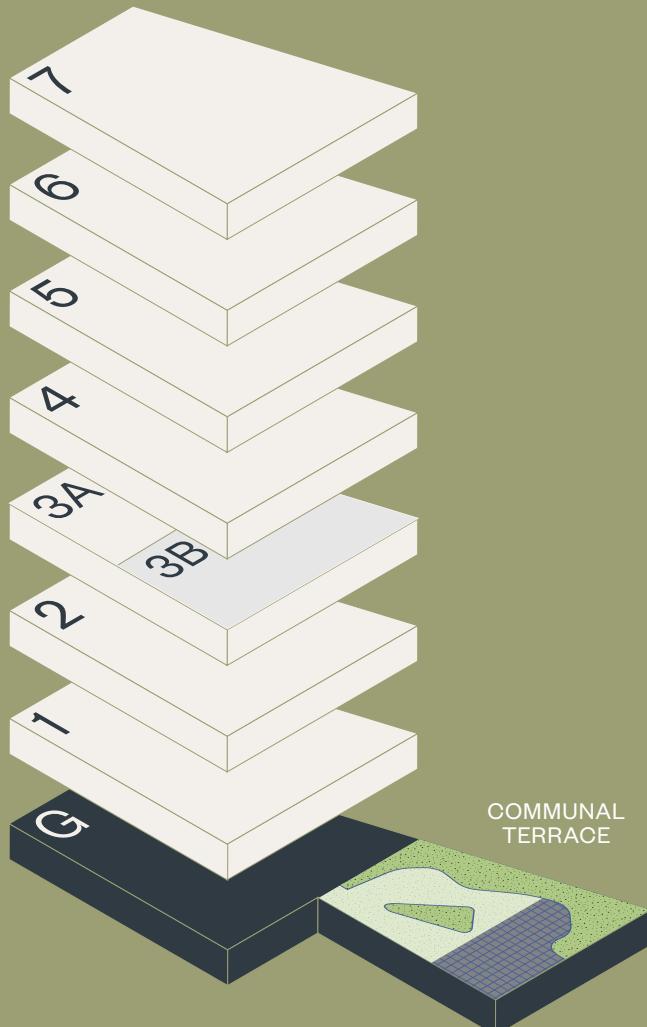
An A rating ensures compliance with current and future energy efficiency regulations, reducing the need for costly upgrades later on.

## APPEAL TO TALENT AND CLIENTS

Many employees and clients are drawn to companies that prioritise sustainability, making an A-rated building a potential asset in recruitment and business relationships.

# AVAILABILITY

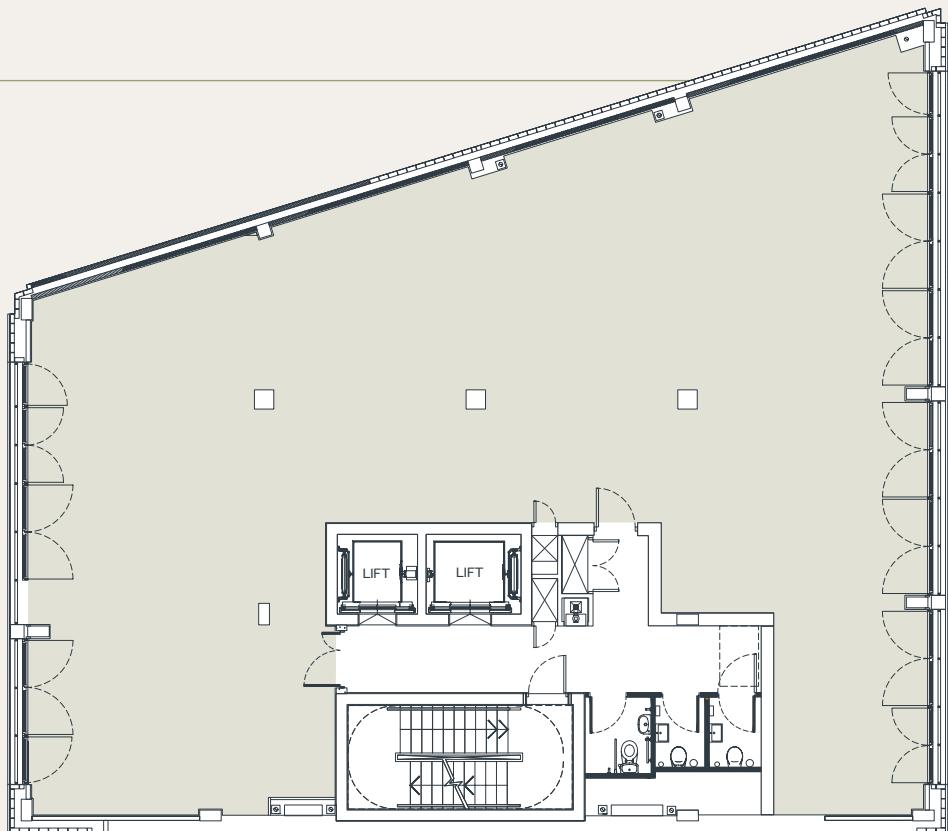
# AVAILABLE SPACE



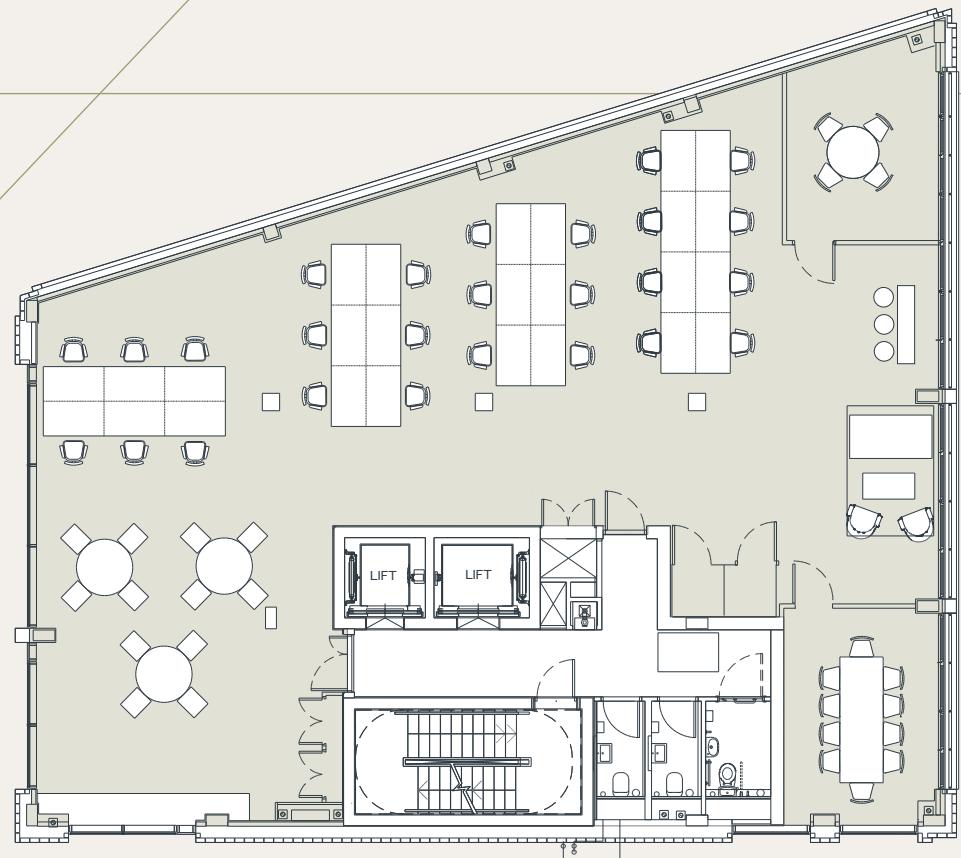
7	FITTED	2,638 FT <sup>2</sup>
6	FITTED	2,649 FT <sup>2</sup>
5		2,648 FT <sup>2</sup>
4		2,649 FT <sup>2</sup>
3A	FITTED	1,212 FT <sup>2</sup>
3B	FITTED	1,403 FT <sup>2</sup>
2	FITTED	2,658 FT <sup>2</sup>
1		2,624 FT <sup>2</sup>
G	LET TO BRAVADO	
TOTAL		18,524 FT <sup>2</sup>

Floors are beautifully fitted to a high standard with Cat 6 cabling, meeting rooms, kitchen facilities, break out area and soft seating. There is the opportunity to provide bespoke fit out to your needs and requirements on non-fitted floors.

# FLOOR PLANS

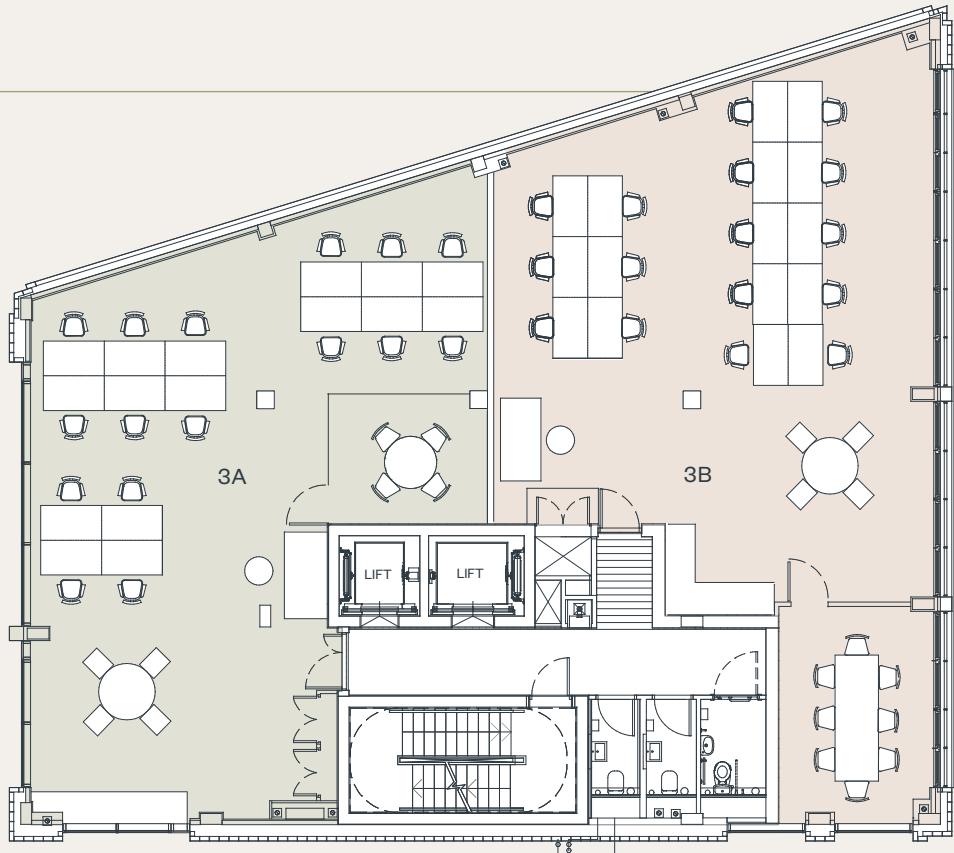


TYPICAL UPPER FLOOR



TYPICAL SPACE PLAN

# FLOOR PLANS



## 3RD FLOOR (SPLIT)

3A 1,212 FT<sup>2</sup>  
3B 1,403 FT<sup>2</sup>



Images show indicative fit out

# LOCATION

# AT THE CROSSROADS OF CONNECTIONS & NEIGHBOURHOOD CHARM

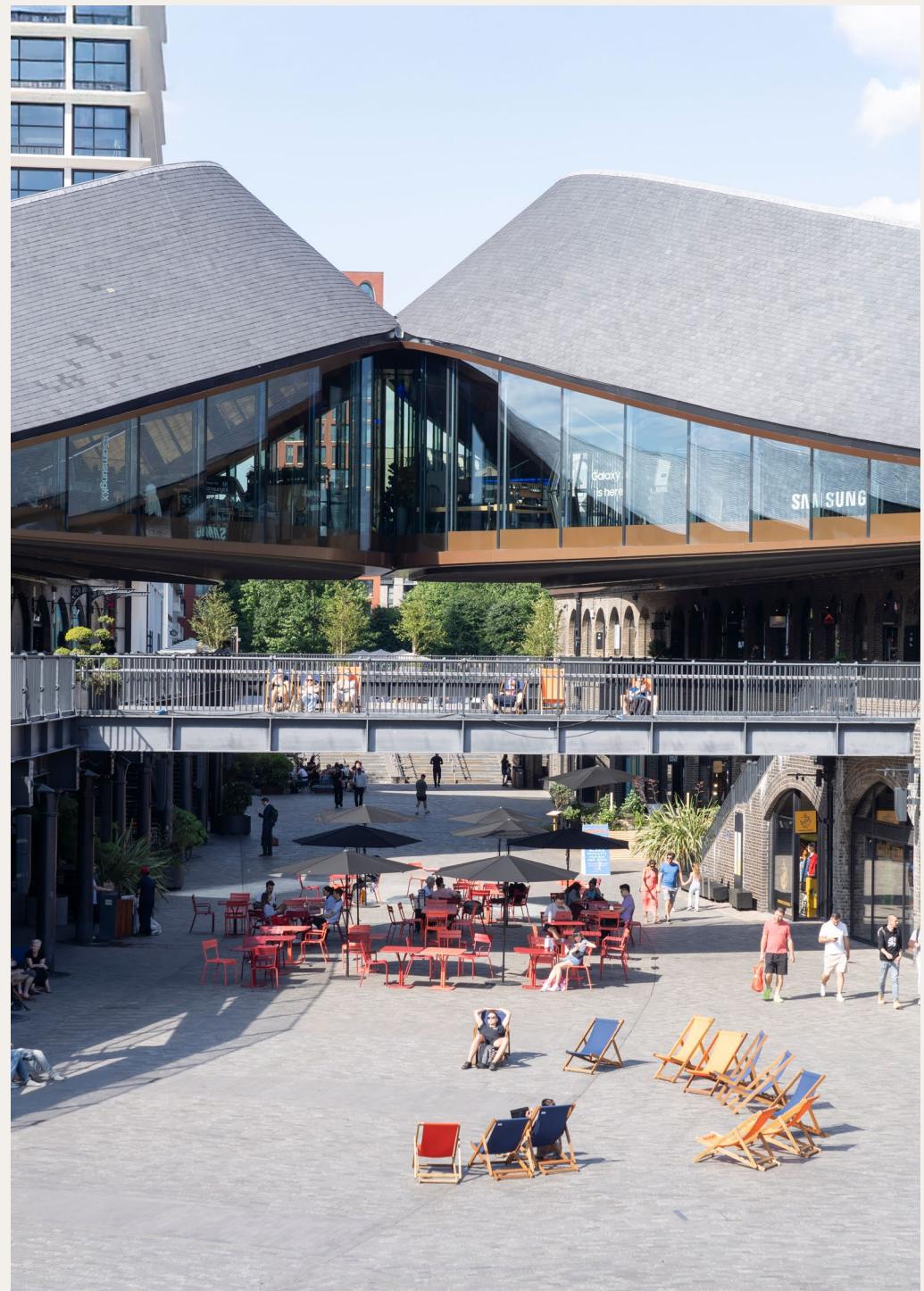
Chapel Market



Granary Square



Ottolenghi



Coal Drops Yard

# LOCATION

## CAFÉS

- 1 Green & Flavour
- 2 Costa
- 3 Starbucks
- 4 Provisions
- 5 Bumblebee

## RESTAURANTS

- 6 Two Tribes Brewery & Campfire Taproom
- 7 SUNDAY
- 8 BRGR LDN
- 9 Lina Stores
- 10 Ottolenghi
- 11 The Tamil Prince

## BARS & PUBS

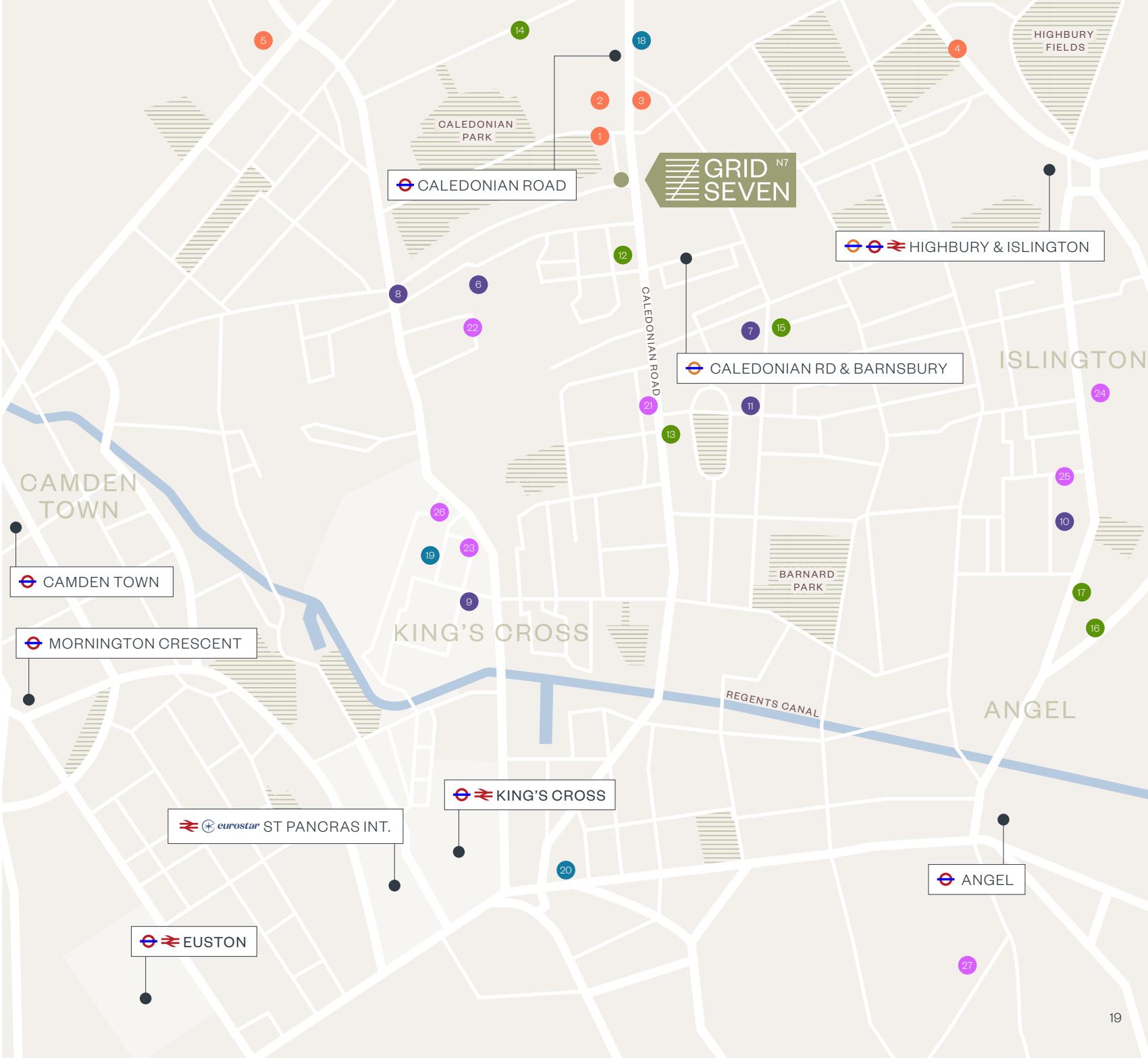
- 12 Doyle's Tavern
- 13 Meltdown London
- 14 The Depot
- 15 Hemingford Arms
- 16 The Bar with No Name
- 17 King's Head Theatre & Pub

## SHOPPING

- 18 Sainsbury's
- 19 Coal Drops Yard
- 20 Housmans Bookshop

## CULTURE & EVENTS

- 21 The Cally Festival
- 22 Tileyard Studios
- 23 Everyman
- 24 Islington Assembly Hall
- 25 Almeida Theatre
- 26 Lightroom
- 27 Sadler's Wells Theatre



# CONNECTED

From Caledonian Road Station (3 mins walk)

2mins KING'S CROSS & ST PANCRAS  
 eurostar

5mins EUSTON  


7mins TOTTENHAM COURT ROAD  


11mins VICTORIA  

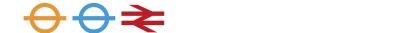

12mins LONDON BRIDGE  


13mins WATERLOO  


14mins PADDINGTON  


60mins HEATHROW

From Caledonian Road & Barnsbury Station (3 mins walk)

3mins Highbury & Islington  


21mins LIVERPOOL STREET  


24mins STRATFORD  




# FOR MORE INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT OUR AGENTS:

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GRID N7  
SEVEN