

# 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>.

# THE BUILDING

The background of the slide is a solid olive green. It features a series of horizontal white lines that divide the space into several bands. A single diagonal white line starts from the bottom left and extends towards the top right, intersecting the horizontal lines.



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





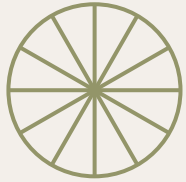
FULLY FITTED FLOORS





FULLY FITTED FLOORS

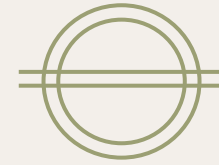
# BUILDING KEY FEATURES



CYCLE STORAGE



SHOWER FACILITIES



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



ON SITE CAMPUS SECURITY



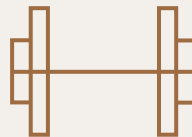
HQ OPPORTUNITY



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

A decorative graphic consisting of six horizontal olive-green lines and one diagonal olive-green line that starts from the bottom left and extends towards the top right.

# 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

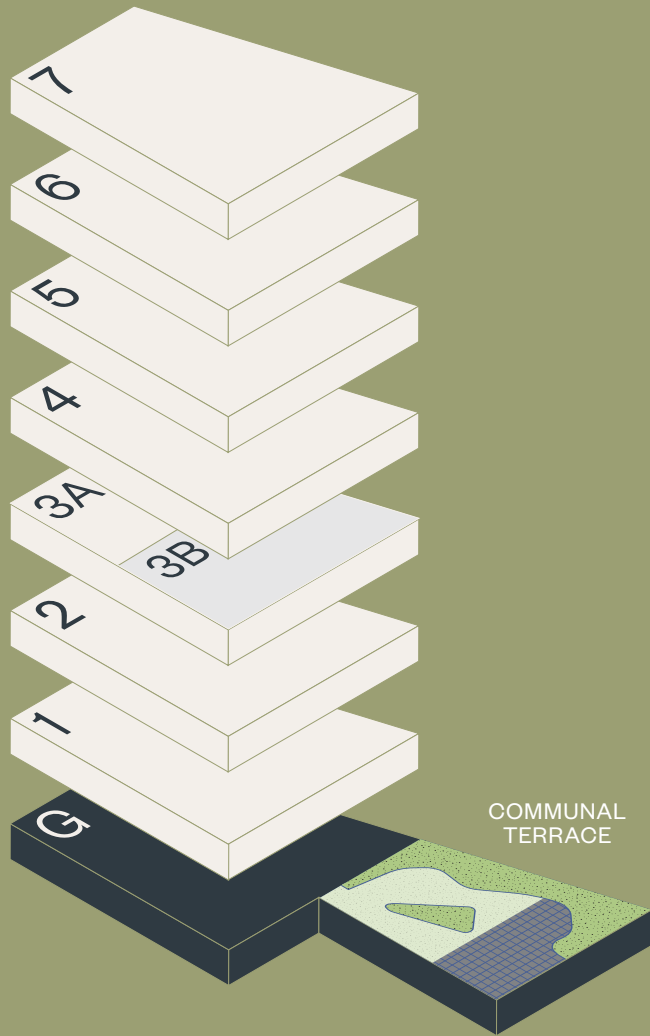
Many employees and clients are drawn to companies that prioritise sustainability, making an A-rated building a potential asset in recruitment and business relationships.

# AVAILABILITY

An abstract graphic on a dark olive green background. It features several thin, white horizontal lines spaced evenly across the page. A single, thin white diagonal line starts from the bottom left and extends towards the top right, intersecting the horizontal lines.



# AVAILABLE SPACE

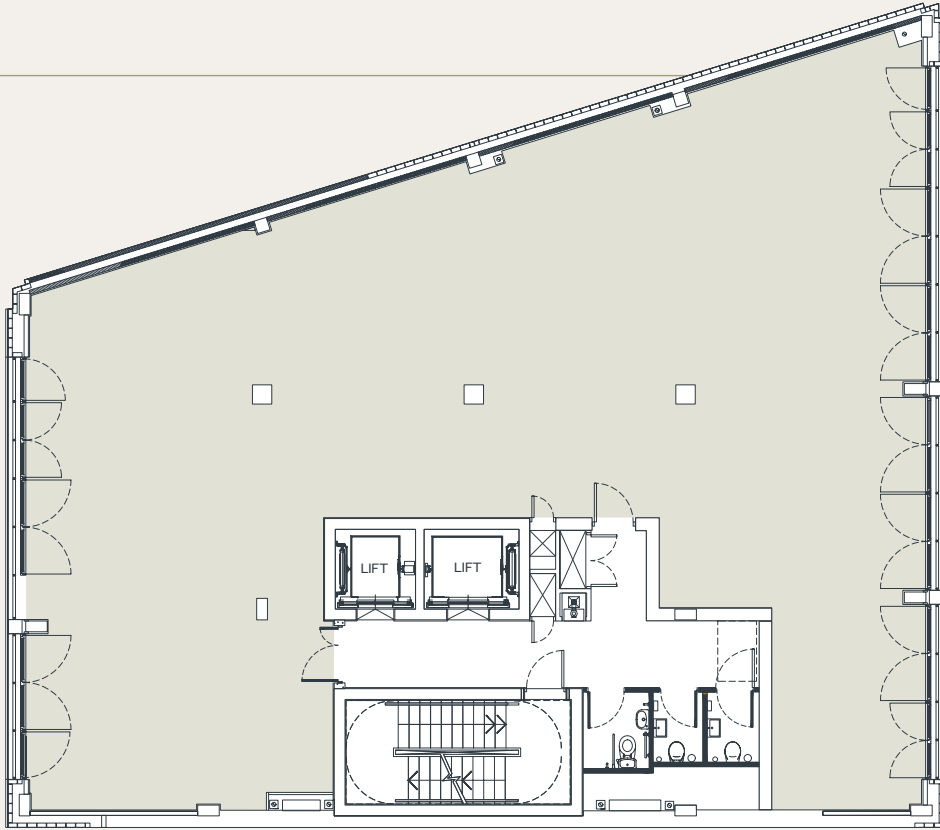


Floors are beautifully fitted to a high standard with Cat 6 cabling, meeting rooms, kitchen facilities, break out area and soft seating. There is the opportunity to provide bespoke fit out to your needs and requirements on non-fitted floors.

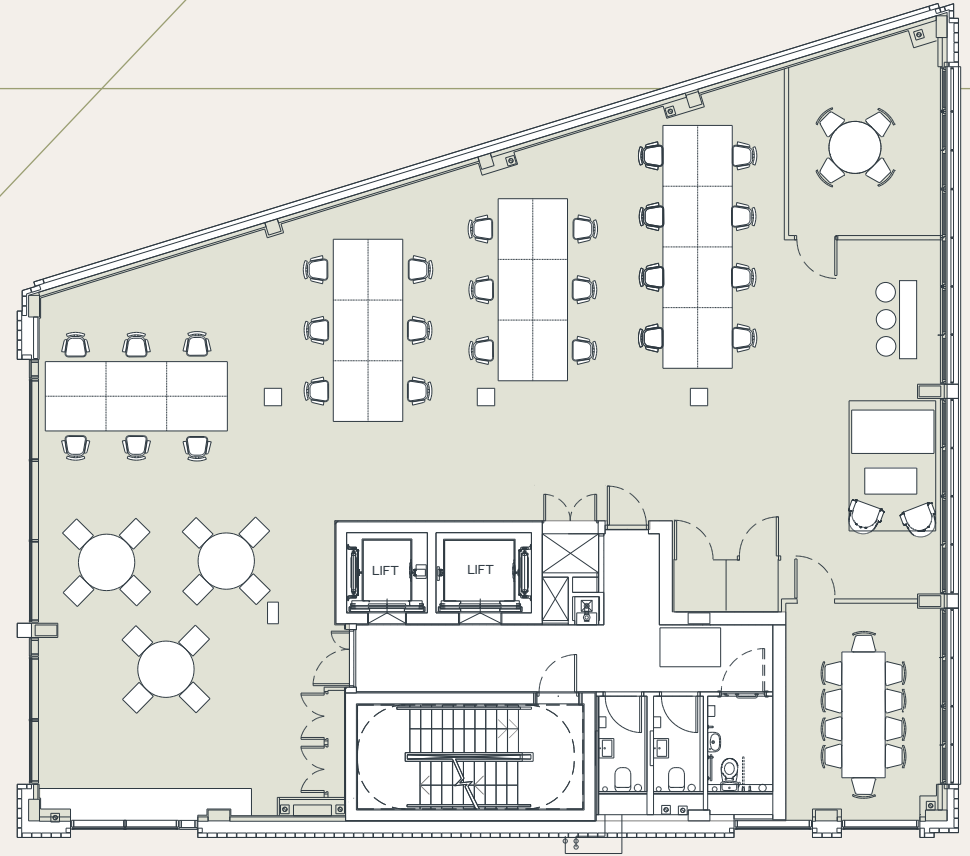
Available space

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>

# FLOOR PLANS

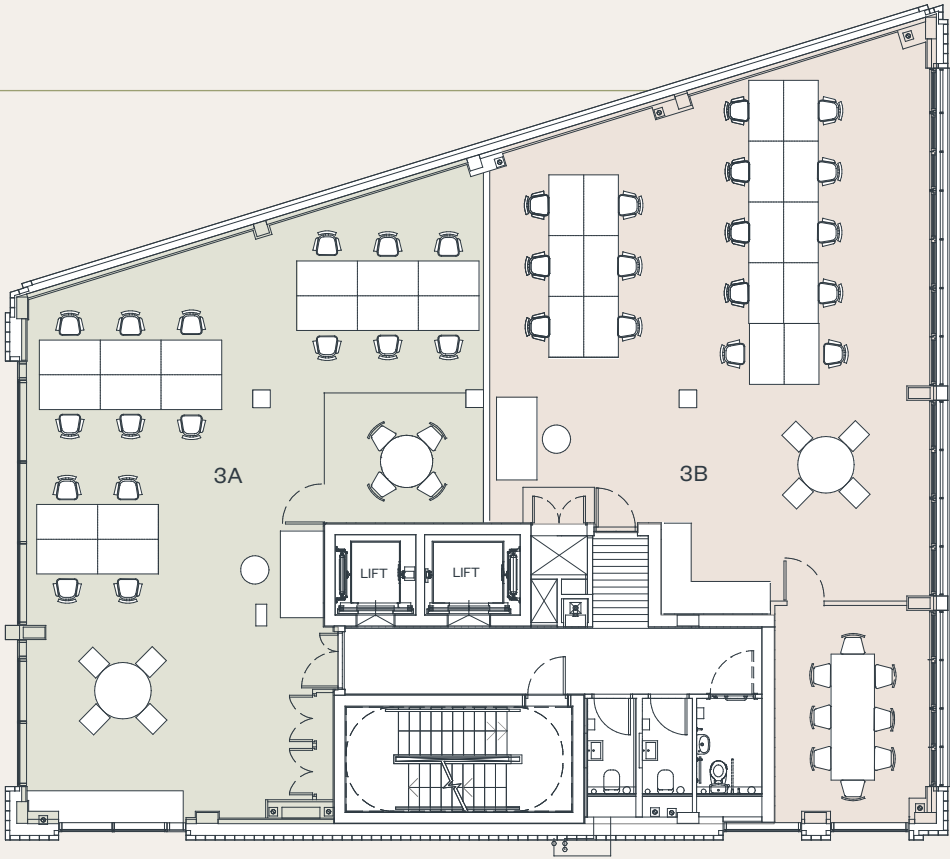


TYPICAL UPPER FLOOR



TYPICAL SPACE PLAN

# FLOOR PLANS



## 3RD FLOOR (SPLIT)

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

Available space



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

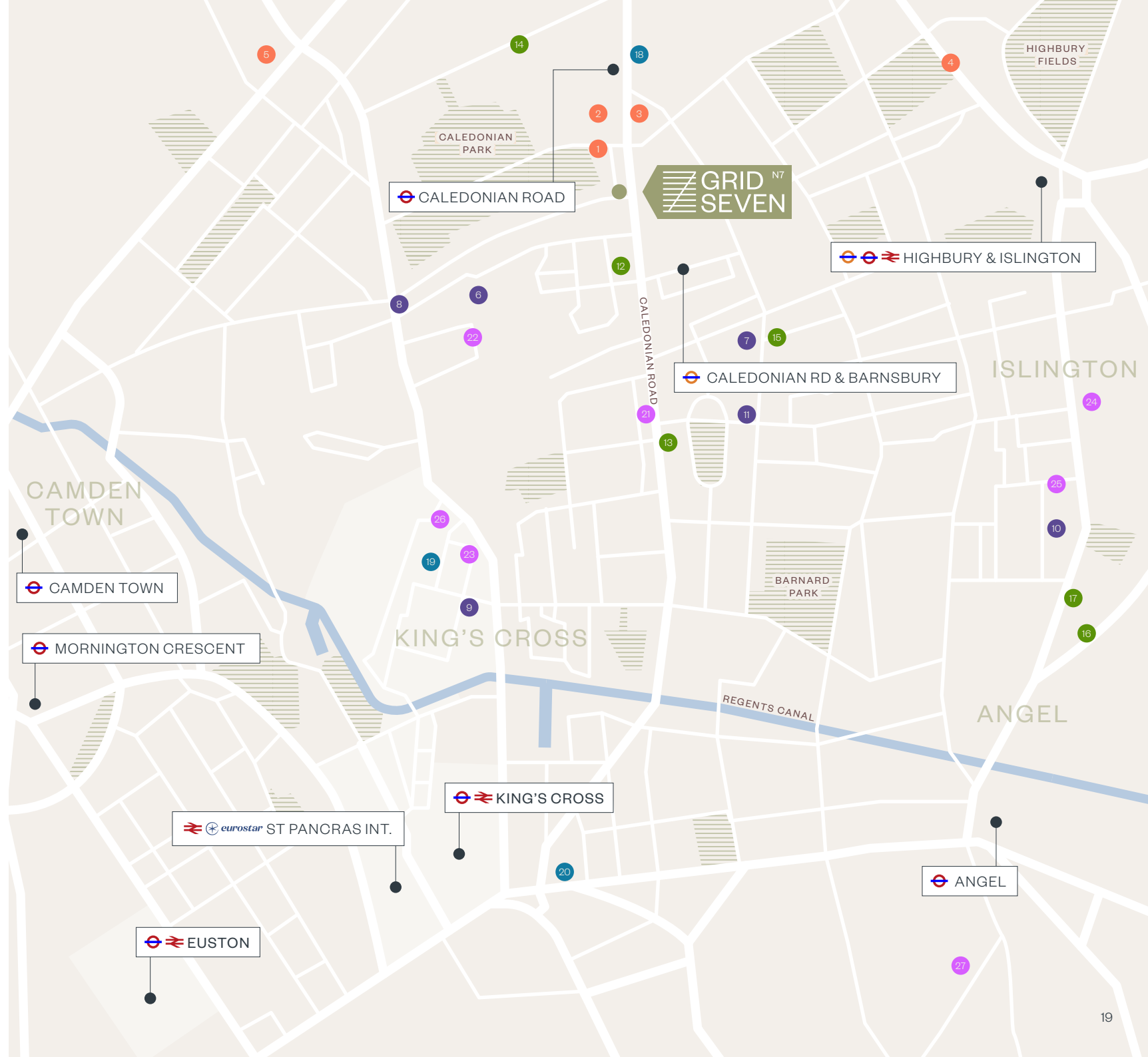
- 12 Doyle's Tavern
- 13 Meltdown London
- 14 The Depot
- 15 Hemingford Arms
- 16 The Bar with No Name
- 17 King's Head Theatre & Pub

## 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  


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:

**F O R E S T**  
REAL ESTATE

**PILCHER ● LONDON**

**ASHLEY GOODMAN**  
ashley@forestrealestate.co.uk  
07973 184 329

**SIMON RINDER**  
simonrinder@pilcher.london  
07734 488 286

**ZACH FOREST**  
zach@forestrealestate.co.uk  
07890 209 397

**JAMES FAUSTINO**  
jamesfaustino@pilcher.london  
07834 789 346

**CASEY OKIN**  
casey@forestrealestate.co.uk  
07391 453 076

Flexible new lease(s) available direct from  
the Landlord for a term by arrangement.  
Rent upon application.

Forest Real Estate and Pilcher London give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. May 2025.

 **GRID** N7  
**SEVEN**