

GRID SEVEN

1 STERLING WAY (JUST OFF CALEDONIAN ROAD, N7), ISLINGTON, N7 9BG

RENT
REDUCTION
Fully fitted
floors
Rents from
only £25 psf

FOREST
REAL ESTATE

TO LET

1,212 TO 22,764 SQ FT

Brand New Flexible Workspace Immediately Available

Key Features

- Floor to Ceiling Windows
- EPC Rating A
- Fully Accessible Raised Floors
- Passenger Lifts
- Shower Facilities
- Cycle Storage
- Juliette Balconies
- Air Conditioned
- Exposed Concrete Ceilings
- Landscaped Communal Terrace
- On Site Gym
- Short Walk of Caledonian Road Station

View Virtual Tour 

**Grid Seven, 1 Sterling Way (Just Off Caledonian Road, N7)
Islington, N7 9BG**





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

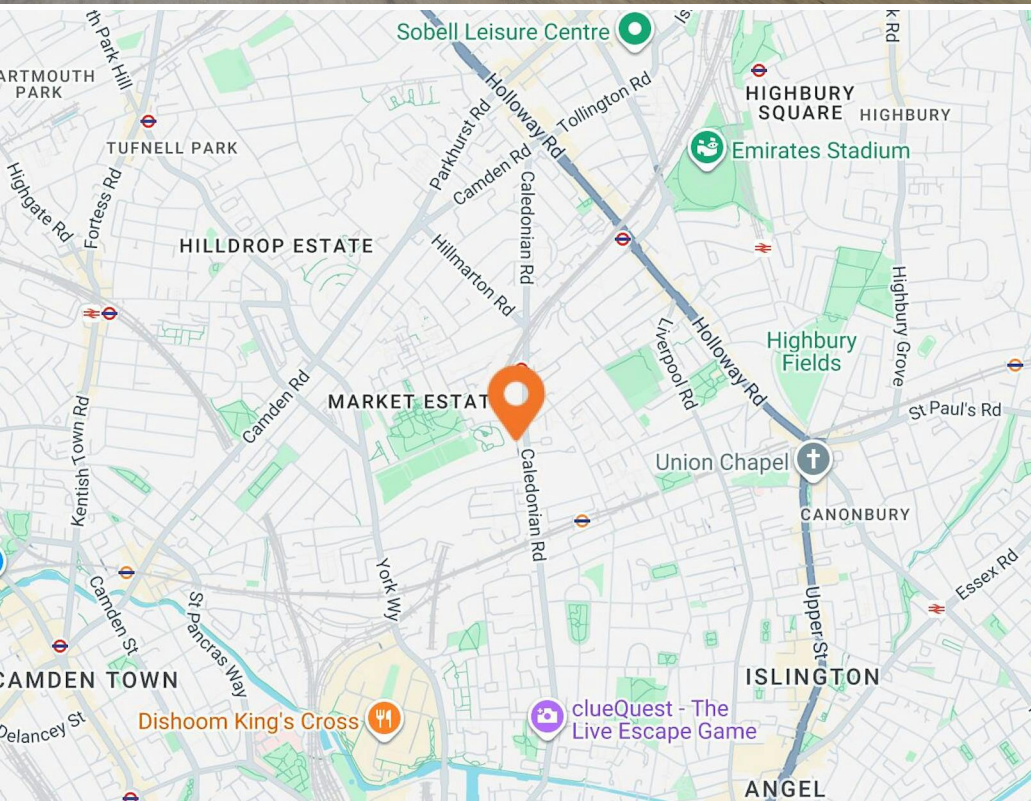
Local occupiers include notable tech and media companies like Marmalade Film & Media, Jamie Oliver Group, Four marketing and Bang & Olufsen.

Location

Positioned in the heart of North London, this office building on Sterling Way offers an exceptional location for businesses seeking connectivity, vibrancy, and convenience. One stop from King's Cross St. Pancras, one of London's most significant transport hubs, the property benefits from fast and direct access to the Underground, National Rail, and Eurostar services, connecting you to both domestic and international destinations with ease.

Within walking distance is the dynamic and ever-evolving Coal Drops Yard, a unique retail and cultural destination in the King's Cross area. Here, clients and teams alike can enjoy high-end shopping, artisanal eateries, riverside walks, and inspiring architecture—all perfect for informal meetings or post-work socialising.

Sterling Way also enjoys close proximity to Caledonian Road and Holloway Road stations on the Piccadilly Line, ensuring efficient travel into central London and beyond. Numerous bus routes serve the area, and cycle paths offer alternative commuting options for the eco-conscious professional.



[View Virtual Tour](#) 

Grid Seven, 1 Sterling Way (Just Off Caledonian Road, N7)
Islington, N7 9BG





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,240	393.91	Available
1st	2,624	243.78	Available
2nd	2,658	246.94	Available
3rd - East	1,212	112.60	Available
3rd - West	1,403	130.34	Available
4th	2,649	246.10	Available
5th	2,648	246.01	Available
6th	2,649	246.10	Available
7th	2,638	245.08	Available
Total	22,721	2,110.86	
Lease	New Lease		
Rent	£25 - £27.50 per sq ft		
Rates	£17.50 per sq ft This is an estimate. Applicants are advised to make their own enquiries to the London Borough of Islington.		
Service Charge	£7.68 per sq ft		
VAT	Applicable		
EPC	A		

Contact

Casey Okin
020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

Ashley Goodman
020 3370 4470 | 07973 184 329
ashley@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

JOINT AGENTS
Simon Rinder (Pilcher London)
07734 488 286 | 020 7399 8611
simonrinder@pilcher.london

Grid Seven, 1 Sterling Way (Just Off Caledonian Road, N7)
Islington, N7 9BG

