

GRID SEVEN

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



RENT
REDUCTION
Fully fitted
floors
Rents from
only £25 psf

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TO LET

1,212 TO 22,764 SQ FT

**Brand New Flexible Workspace
Immediately Available**

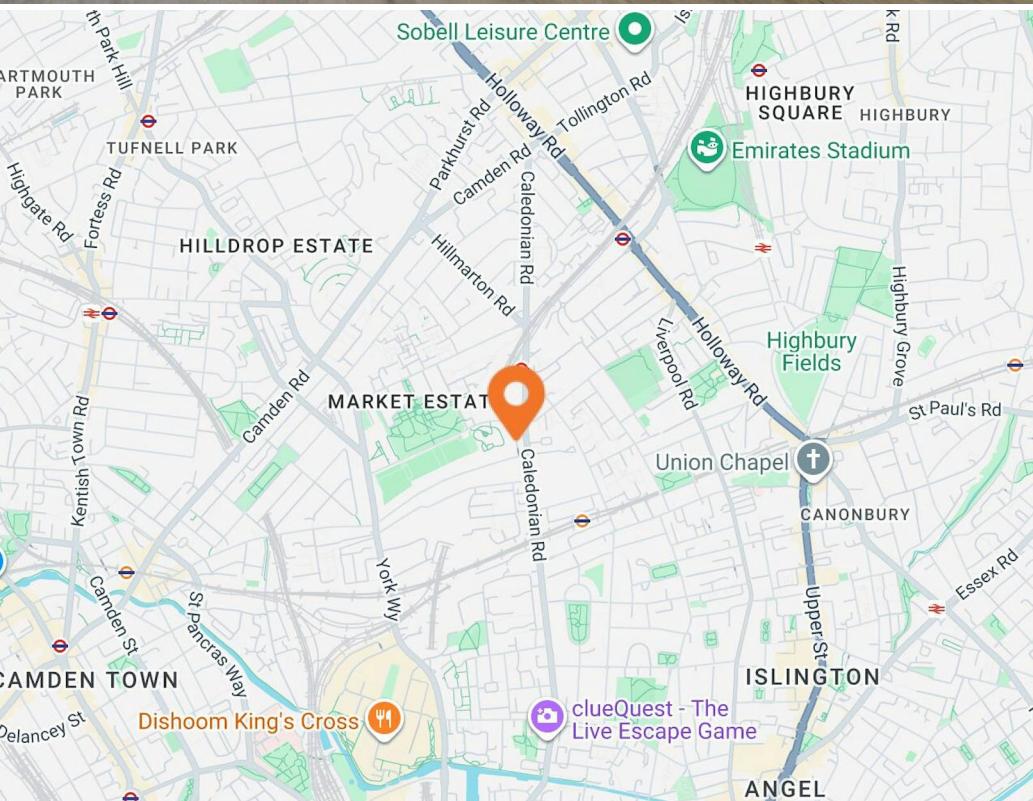
Key Features

- 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

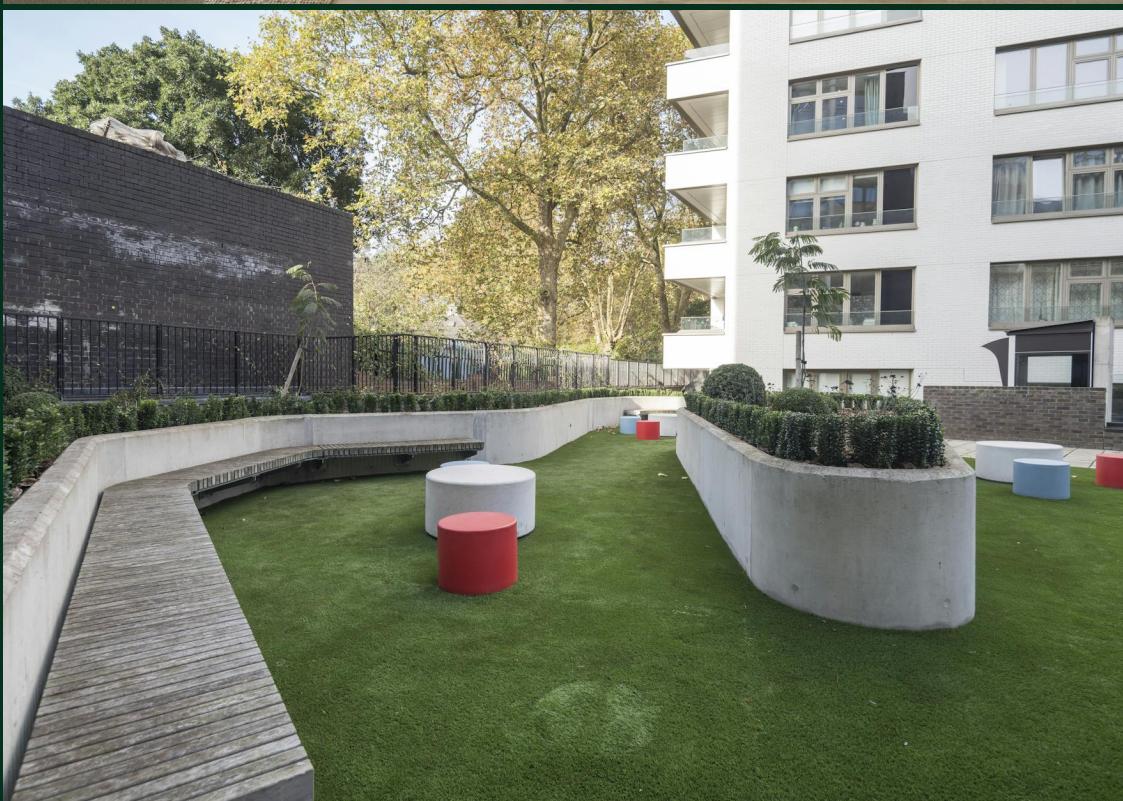
Positioned in the heart of North London, this office building on Sterling Way offers an exceptional location for businesses seeking connectivity, vibrancy, and convenience. One stop from King's Cross St. Pancras, one of London's most significant transport hubs, the property benefits from fast and direct 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.

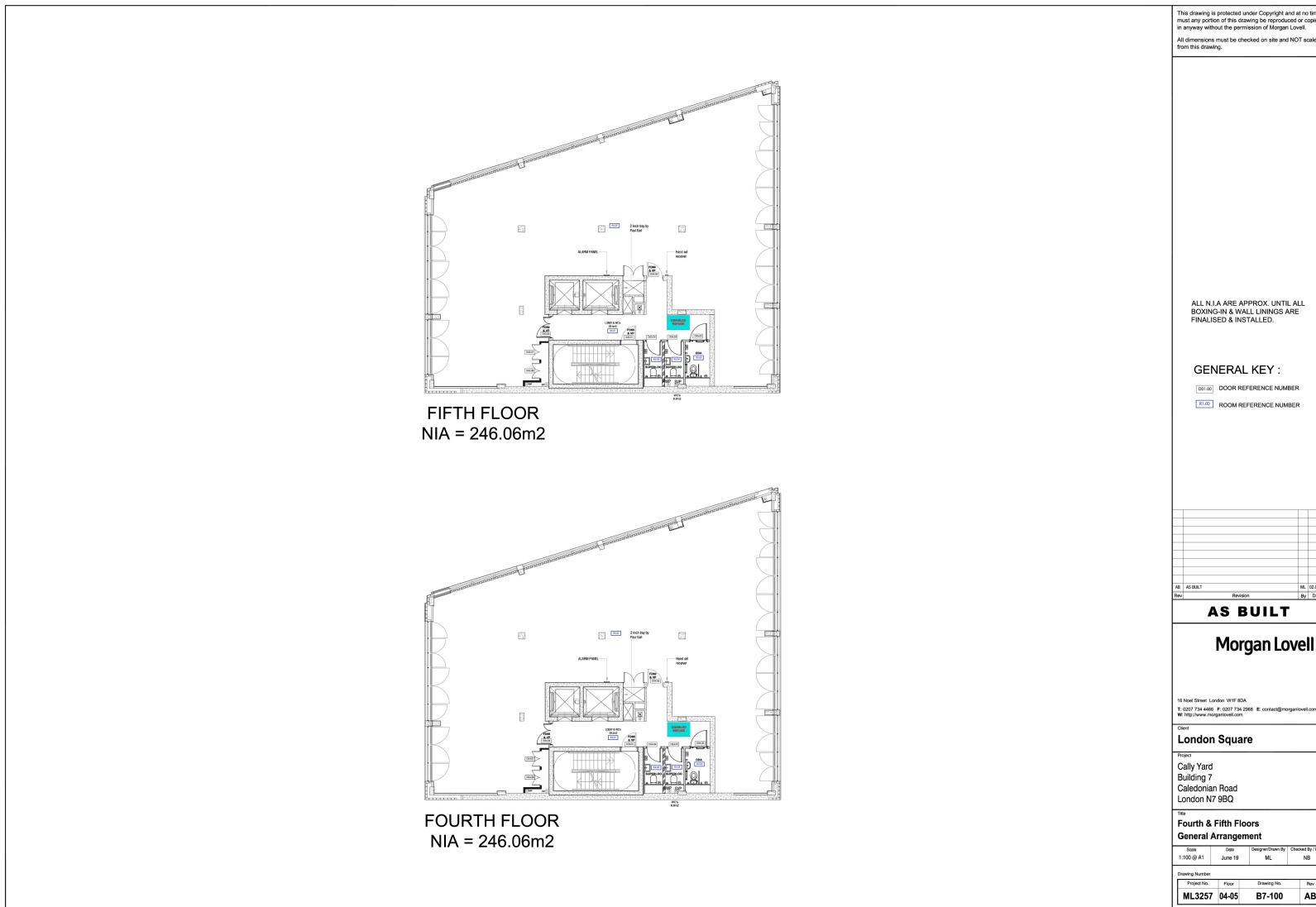
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Plans

Typical Layout



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

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