

GRID SEVEN

1 STERLING WAY

ISLINGTON N7

Brand new beautifully fitted flexible workspace immediately available

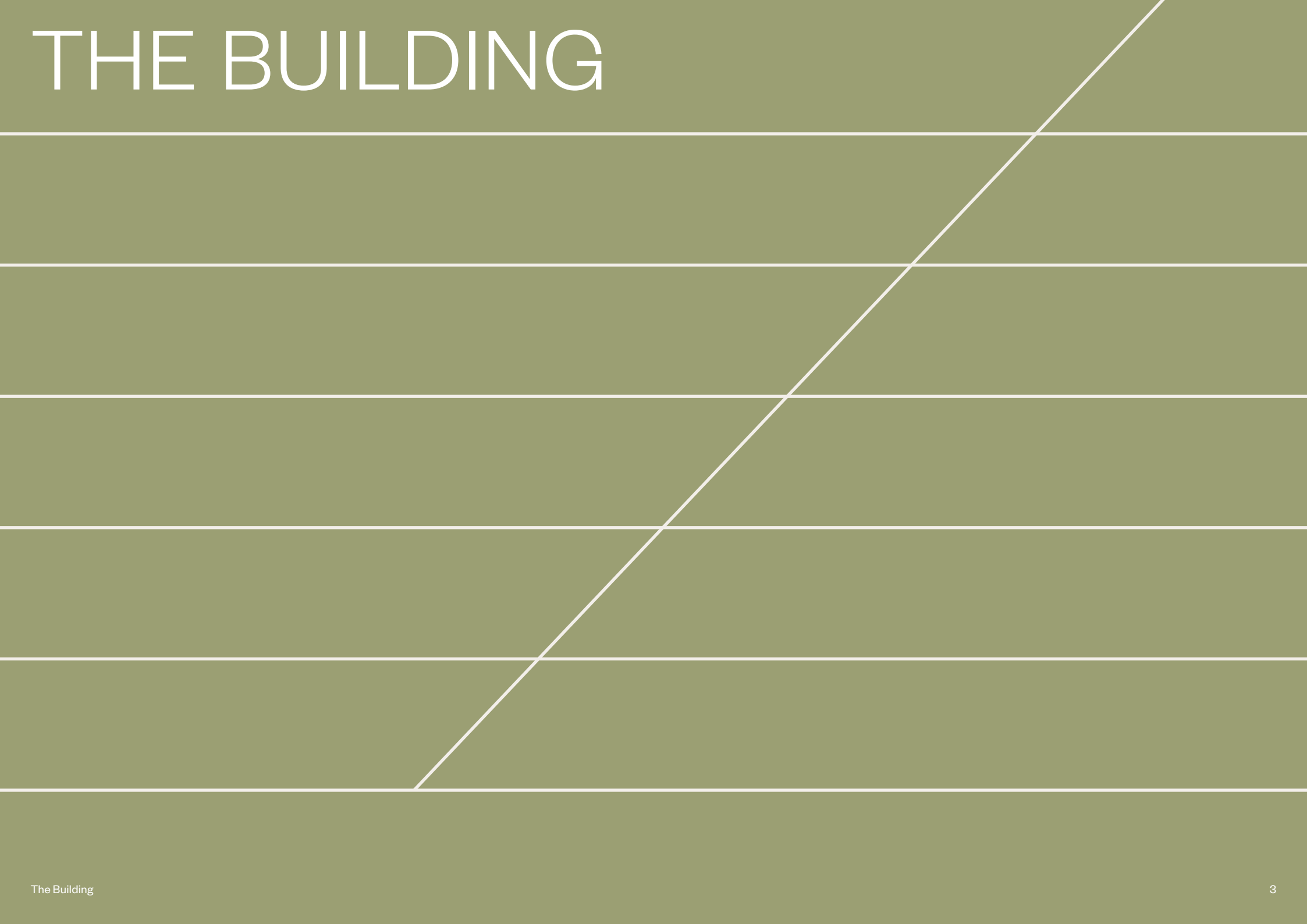
Available space: 1,212 — 18,524 ft²



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 ft².

THE BUILDING

The background of the slide is a solid olive green. It features a series of six horizontal white lines that divide the space into seven equal-height bands. A single, thin white diagonal line starts from the bottom edge, approximately one-third of the way from the left, and extends upwards to the top right corner of the slide.

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

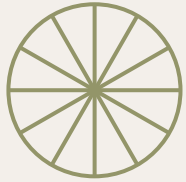


FULLY FITTED FLOORS



FULLY FITTED FLOORS

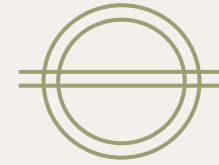
BUILDING KEY FEATURES



CYCLE STORAGE



SHOWER FACILITIES



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



ON SITE CAMPUS SECURITY



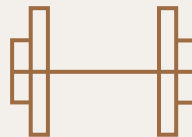
HQ OPPORTUNITY



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.

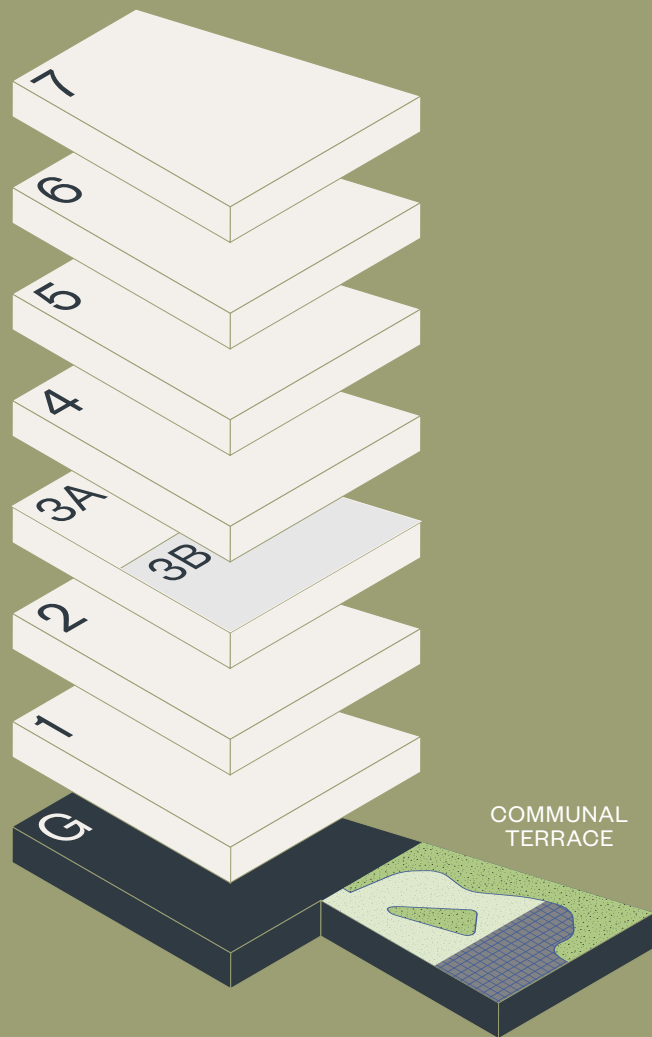
APPEAL TO TALENT AND CLIENTS

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 featuring a solid olive-green background. A series of seven thin, white horizontal lines are 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

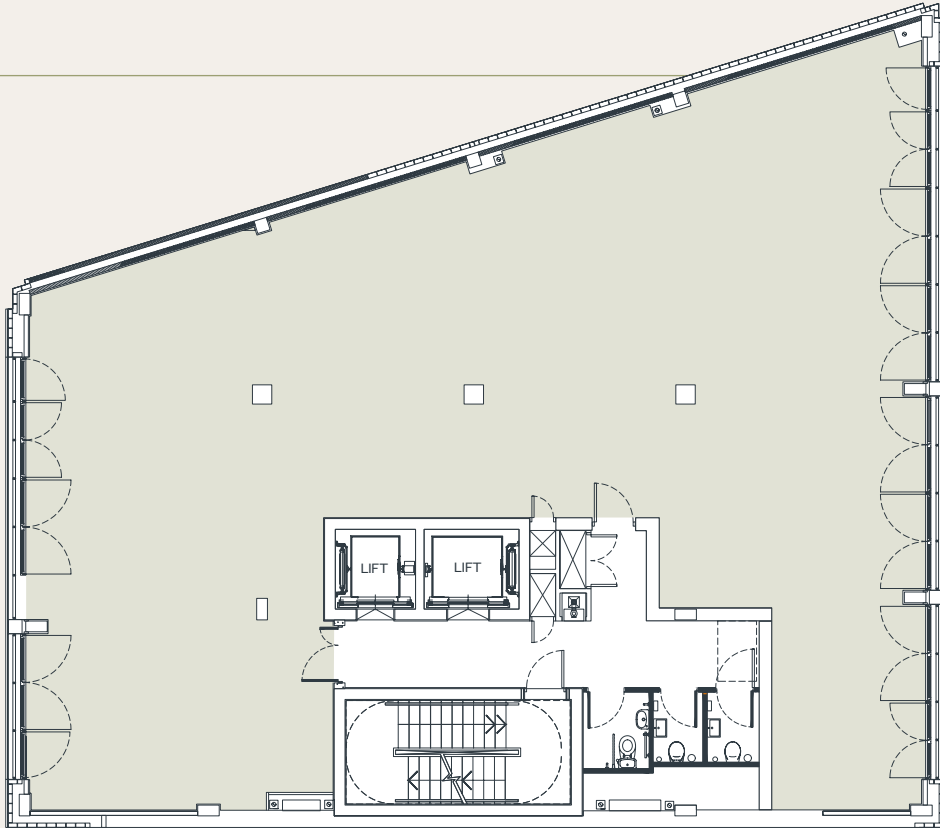


Floors are beautifully fitted to a high standard with Cat 6 cabling, meeting rooms, kitchen facilities, break out area and soft seating. There is the opportunity to provide bespoke fit out to your needs and requirements on non-fitted floors.

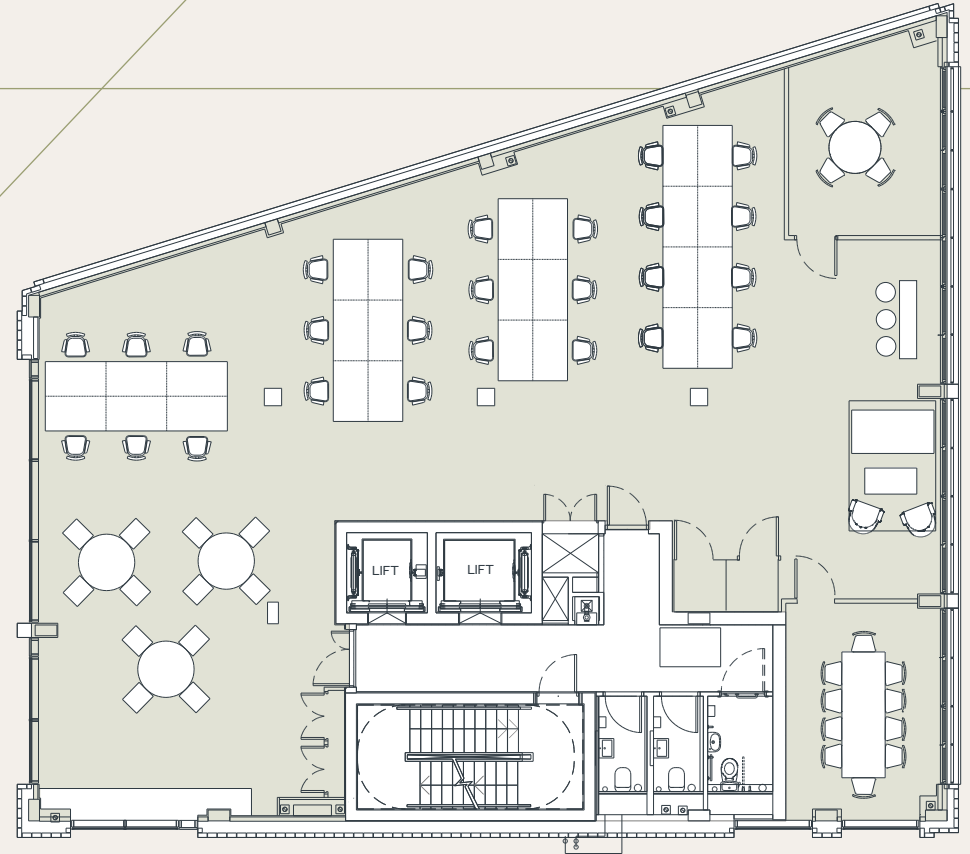
Available space

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

FLOOR PLANS

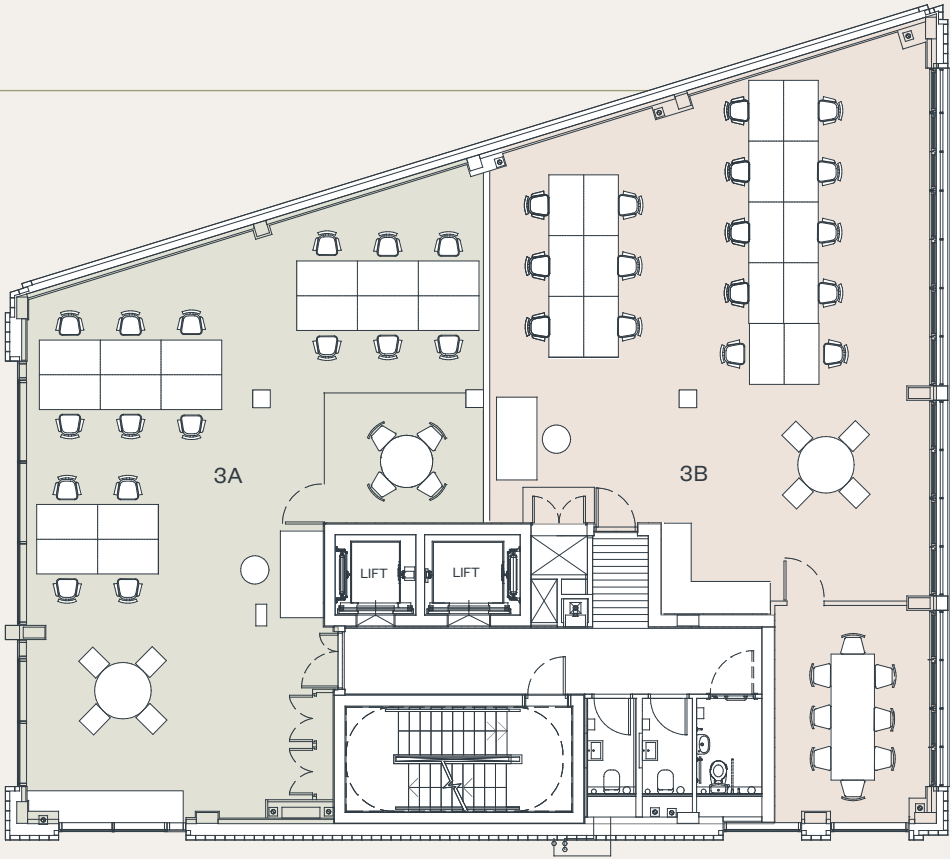


TYPICAL UPPER FLOOR



TYPICAL SPACE PLAN

FLOOR PLANS



3RD FLOOR (SPLIT)

3A	1,212 FT ²
3B	1,403 FT ²



Images show indicative fit out

LOCATION

AT THE CROSSROADS OF CONNECTIONS & NEIGHBOURHOOD CHARM

Chapel Market



Granary Square



Ottolenghi



Coal Drops Yard

Location

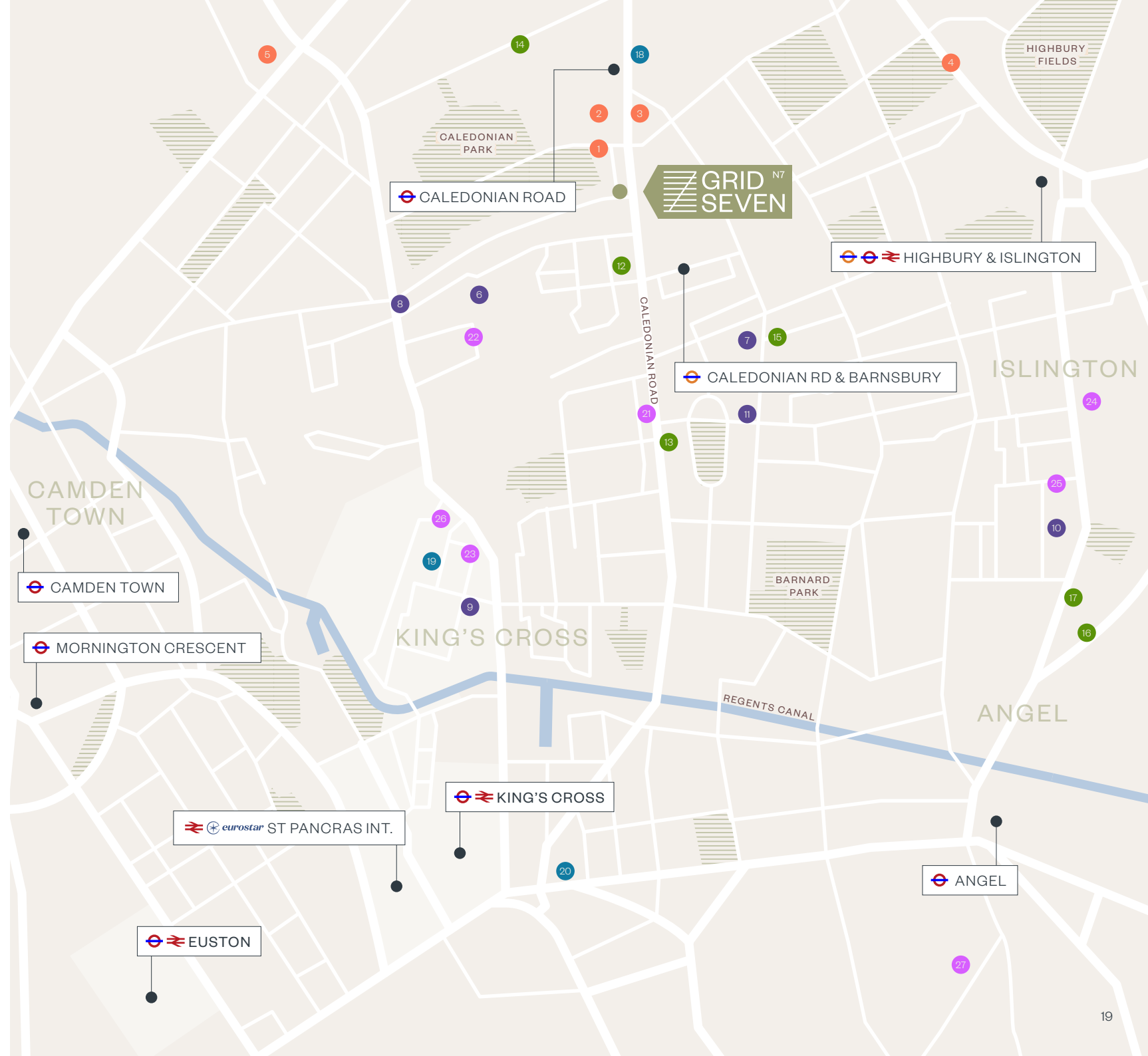
- 1 Green & Flavour
- 2 Costa
- 3 Starbucks
- 4 Provisions
- 5 Bumblebee

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

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

18 Sainsbury's
19 Coal Drops Yard
20 Housmans Bookshop

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:

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