

GRID SEVEN

1 STERLING WAY

ISLINGTON N7

Brand new beautifully fitted flexible workspace immediately available

Available space: 1,212 — 22,484 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.

Take advantage of a self-contained office building and focus on the benefits of privacy, customisation, cost control, and corporate identity.

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

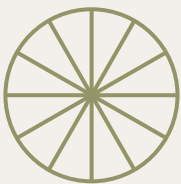


FULLY FITTED FLOORS



FULLY FITTED FLOORS

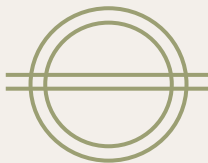
BUILDING KEY FEATURES



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

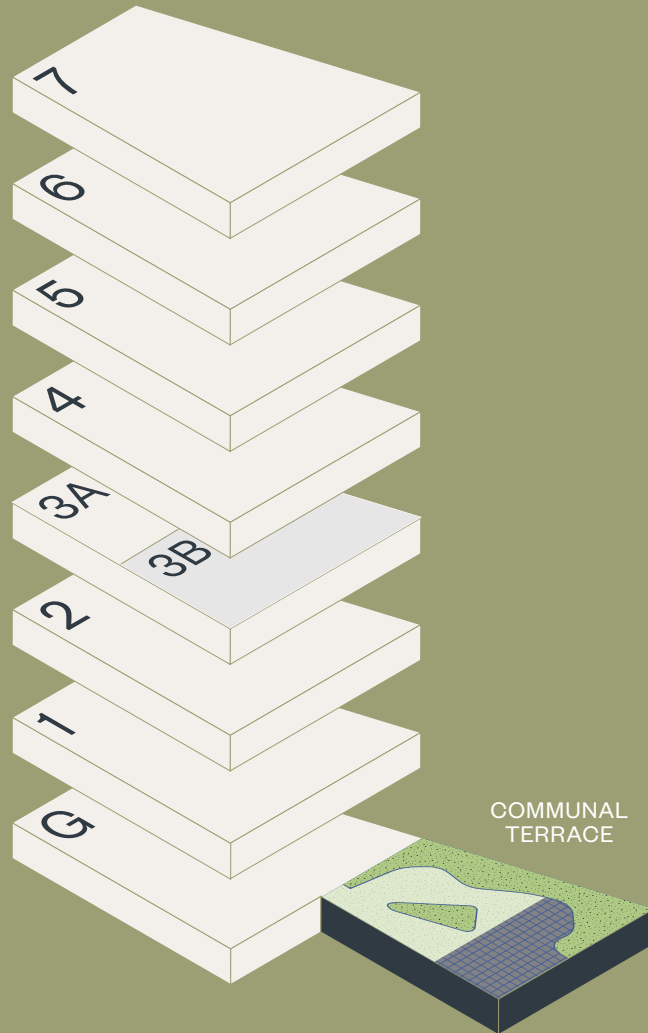
An A rating ensures compliance with current and future energy efficiency regulations, reducing the need for costly upgrades later on.

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

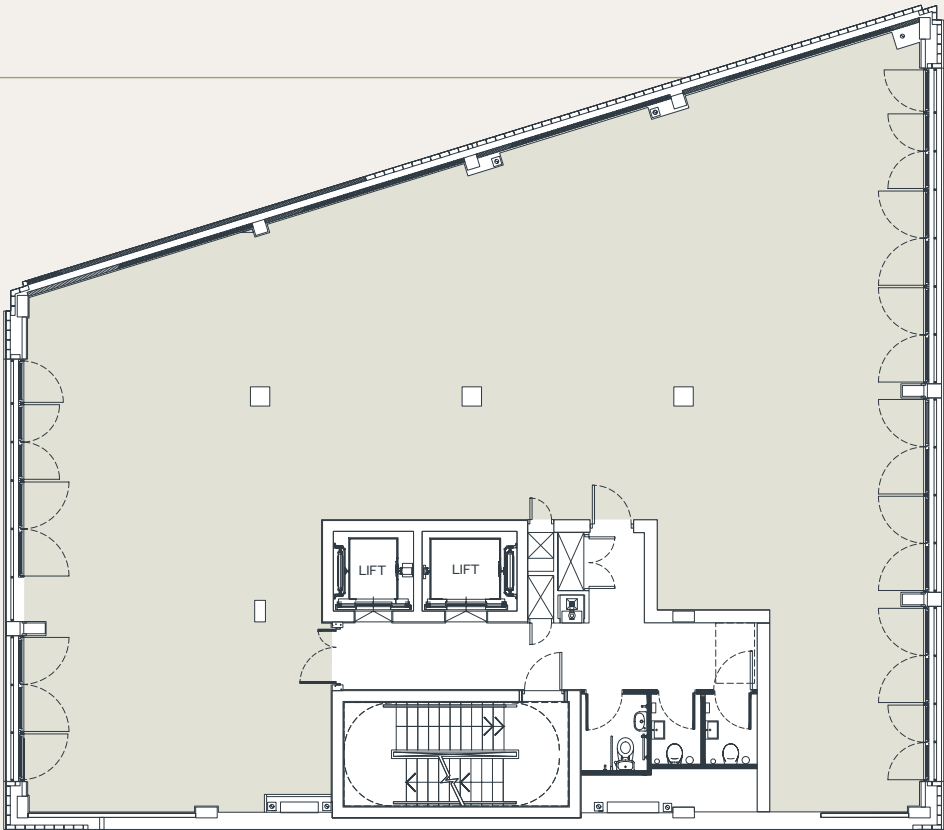
AVAILABLE SPACE



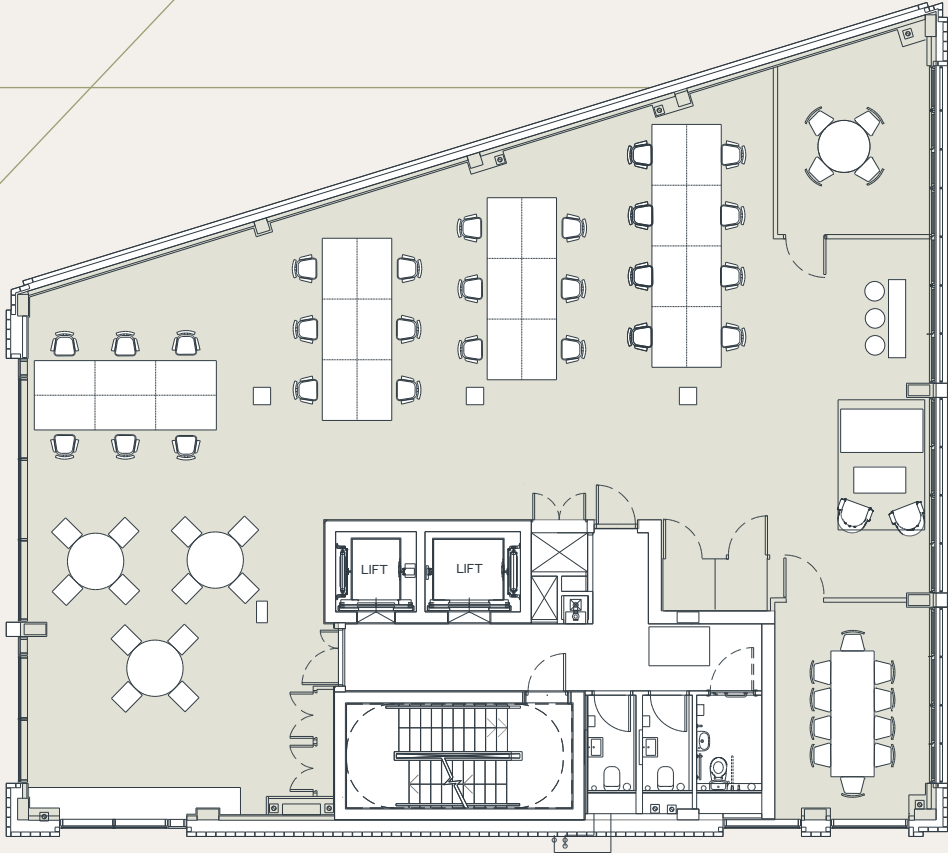
Floors are beautifully fitted to a high standard with Cat 6 cabling, meeting rooms, kitchen facilities, break out area and soft seating. There is the opportunity to provide bespoke fit out to your needs and requirements on non-fitted floors.

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		4,003 FT ²
TOTAL		22,484 FT ²

FLOOR PLANS

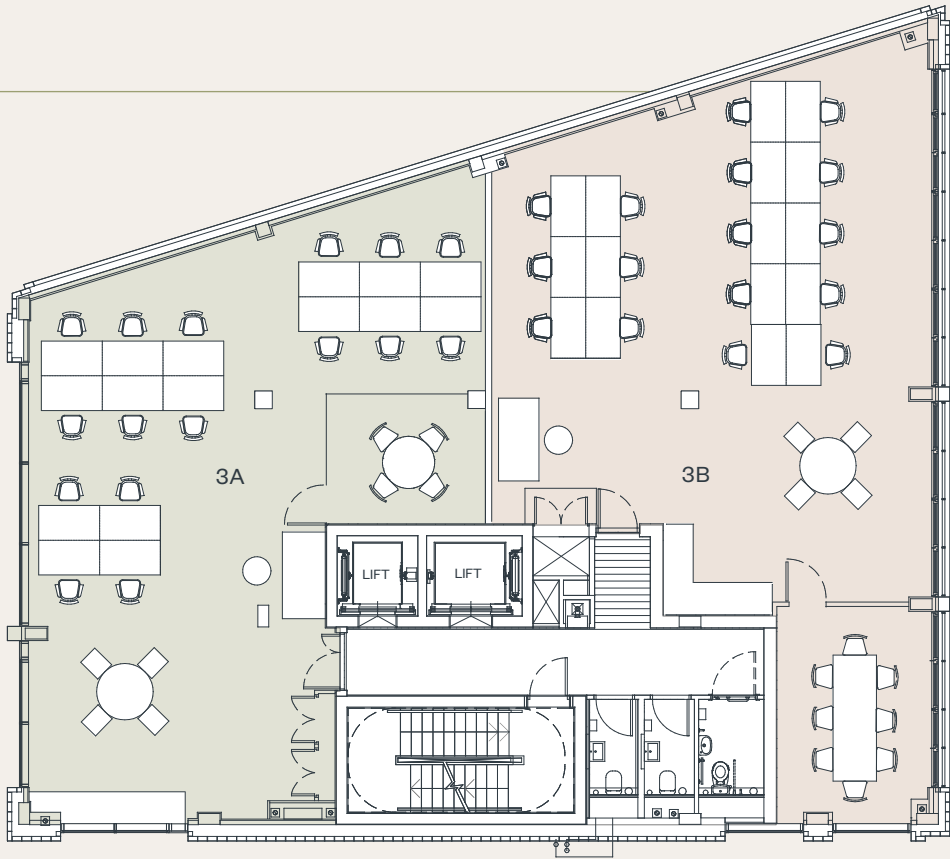


TYPICAL UPPER FLOOR



TYPICAL SPACE PLAN

FLOOR PLANS



3RD FLOOR (SPLIT)

3A 1,212 FT²
3B 1,403 FT²



Images show indicative fit out

MANAGED SERVICES



THE POWER BEHIND YOUR MANAGED OFFICE

Covalt designs, fits and operates bespoke managed office solutions that fit your vision, your employees and your objectives.

Covalt was launched to offer a flexible solution that is unique in the market.

Our core strengths and values, combining our Hospitality and Flexible Workspace expertise, make us the right choice for Landlords and Investors.

Let our team of industry experts work with you to identify your priorities and advise on the most appropriate service solutions for your office; ones that match your precise requirements.

Whether it's taking over from an existing provider or developing a new service proposition from scratch, we have the experience and ability to respond quickly and deliver the solution you need.

We deliver the services and create the experience. As a result, we make your office operations and investment more efficient.



covalt

'Covalt is totally focused on creating solutions that are delivered by a team which is passionate about what we do and driven by ensuring successful outcomes for our clients'

Calum Russell, CEO





ABOUT COVALT

NO SET PRODUCT

Covalt was established to deliver and operate the full spectrum of flexible workspace products, including coworking, serviced offices, managed offices or hybrid spaces.

Our team of industry experts work with you and your team to develop a proposition that is right for your business and delivers on your objectives.

A TRUSTED PARTNER

In uncertain times it's good to know you have the right partner. We work with you every step of the way, managing the office as if it were our own, whilst providing you with complete transparency at every step. This is a critical part of our DNA: building a partnership based on trust and openness.

THE BEST OF BOTH WORLDS

We offer the entrepreneurial mentality of a start-up combined with the expertise and knowledge of a senior leadership team with over 50 years of experience and a mature and robust operating platform, designed to scale and deliver from day one.

"We're here to help you create the perfect space for your team and your business."

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

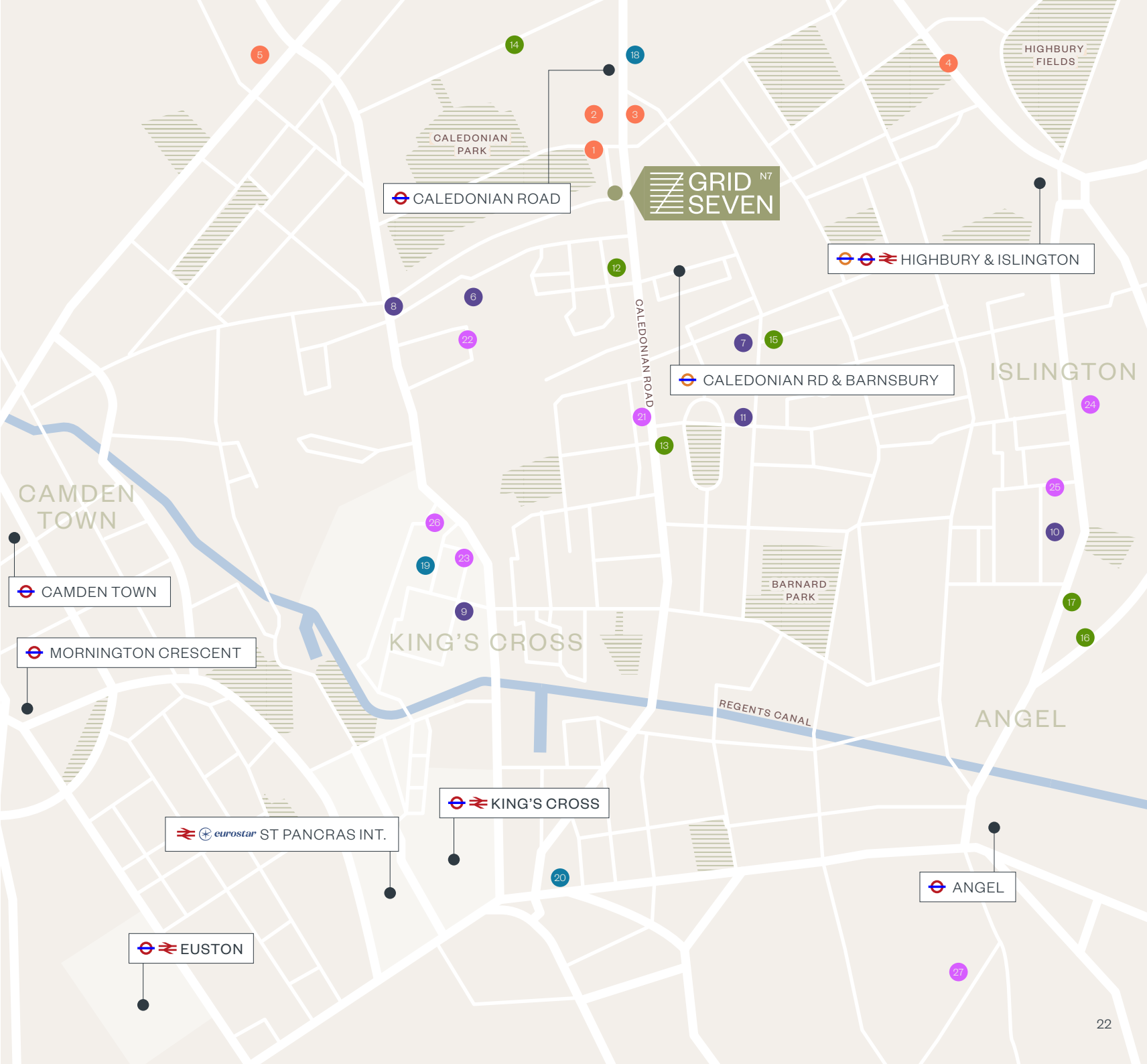
- 12 Doyle's Tavern
- 13 Meltdown London
- 14 The Depot
- 15 Hemingford Arms
- 16 The Bar with No Name
- 17 King's Head Theatre & Pub

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
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24mins STRATFORD
🚇🚇🚇🚇 🚆



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

F O R E S T
REAL ESTATE

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

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

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

PILCHER ● LONDON

SIMON RINDER
simonrinder@pilcher.london
07734 488 286

JULIAN WOGMAN
julianwogman@pilcher.london
07904 337 664

covalt

CALUM RUSSELL
calum@covalt.co.uk
07342 949 428

VICKY JERVIS
victoria.jervis@covalt.co.uk
07508 622 876

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

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