

PILCHER●LONDON

bespoke commercial property consultants

grid seven
1 sterling way, kings
cross
islington, n7

for rent / lease

1,300 - 22,484 sq ft

floors being fully fitted to an
architectural design ready for
tenants to move into in kings
cross / islington

RENT
REDUCTION
Fully fitted
floors
rents from
£25 psf

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about

where courtyard charm meets modern business in islington.

grid seven, a vibrant workspace in the heart of islington n7, offering exceptional office space floor by floor, starting from 2,624 sq ft upwards.

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 start ups and established companies.

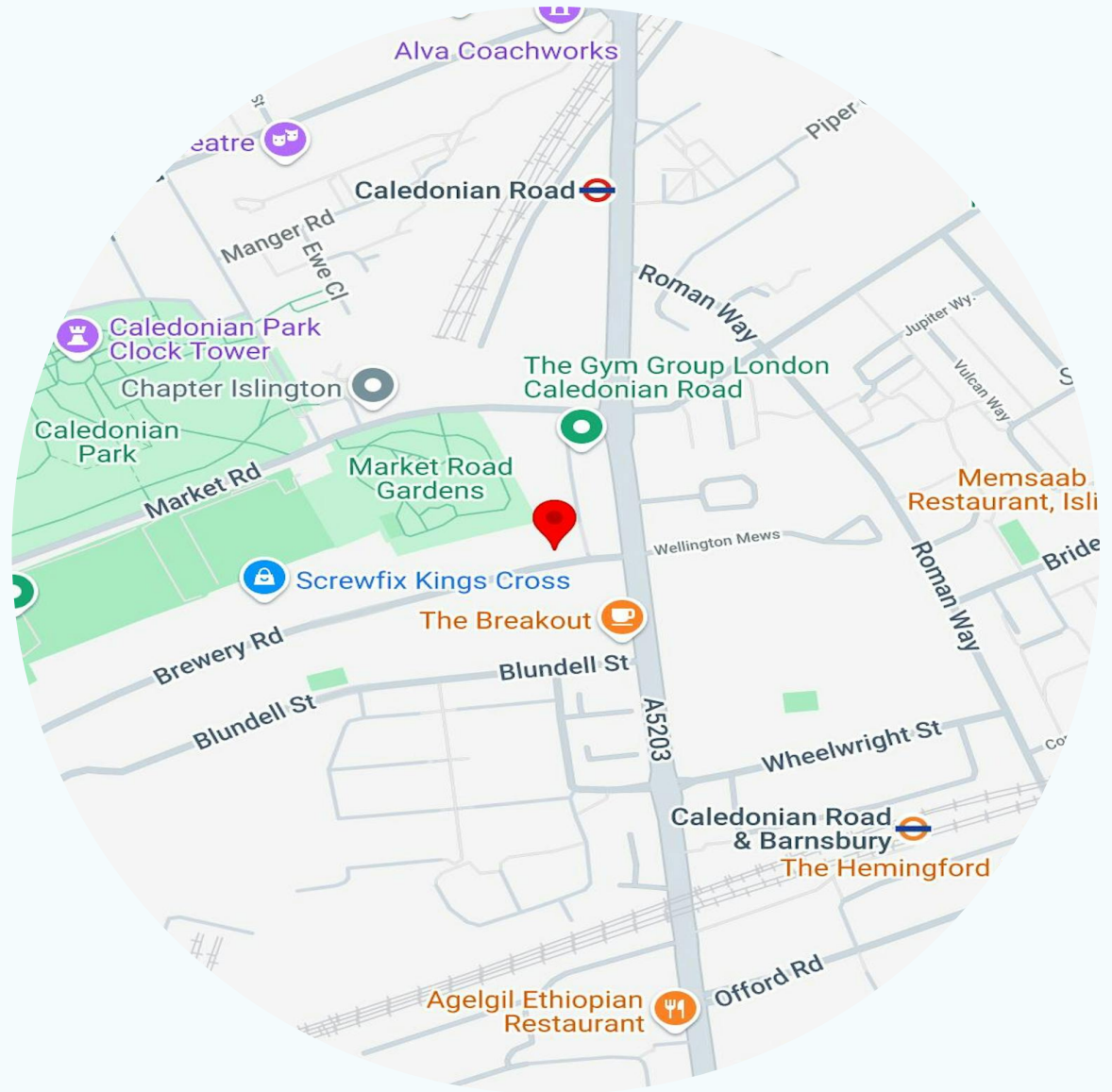
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location

excellent connectivity being a 90 second walk to caledonian road station, one stop to kings cross or less than 10 minutes into the west end



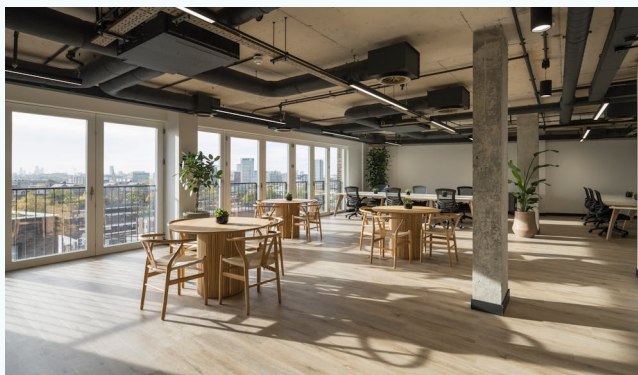
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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
7th	2,638	245.08	available
6th	2,649	246.10	available
5th	2,648	246.01	available
4th	2,649	246.10	available
3rd - part 3a	1,403	130.34	available
3rd	1,212	112.60	available
2nd	2,658	246.94	available
1st	2,624	243.78	available
ground	4,003	371.89	available
total	22,484	2,088.84	

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amenities

- managed option available: £104 psf on smaller floors £85 psf on larger floors
- fully fitted floors (including meeting rooms, kitchen and dining areas, phone booths and break out spaces also)
- communal terrace
- exposed concrete soffits + columns
- excellent natural daylight throughout
- exposed air conditioning
- passenger lifts
- landscaped communal courtyard
- various juliette balconies
- 3 minute walk to underground station
- onsite bike storage + shower facilities
- epc a
- onsite gym

terms

by arrangement

financials

rent	£25 - £27.50 per sq ft
rates payable	£18.30 per sq ft
service charge	£7.70 per sq ft

epc

a

lease

new lease

possession

available immediately

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viewings & more information

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