



NEW GROUND FLOOR UNIT GRID SEVEN BUILDING 1 STERLING WAY, (off Caledonian Road) ISLINGTON N7 6AE



Suitable for retail, bakery, coffee, offices

E Class Use

LOCATION

The property is situated on Sterling Way, a pedestrianised courtyard just off Caledonian Road, between the junctions of Market Road and Brewery Road. The Gym Group are situated closely on the estate. Other nearby occupiers include Sainsbury Costa, More Yoga and Starbucks. The property is a few minutes walk from both Caledonian Road (Piccadilly line) and Barnsbury overground stations, together with Caledonian Park.

There are a number of office users on Sterling Way, together with 252 apartments.

DESCRIPTION

The property forms part of the ground floor of Grid Seven, which is a modern 8 story office building with over 22,760sqft of offices. The unit is double fronted and provides the following floor area:

Ground Floor	915sqft	85sqm
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LEASE

The shop is available on a new 10 or 15 year full repairing and insuring lease.

RENT

£25,000 per annum exclusive.

RATING

To be reassessed, following divisional works.

SERVICE CHARGE

TBC

VIEWING

Viewings strictly via this office.

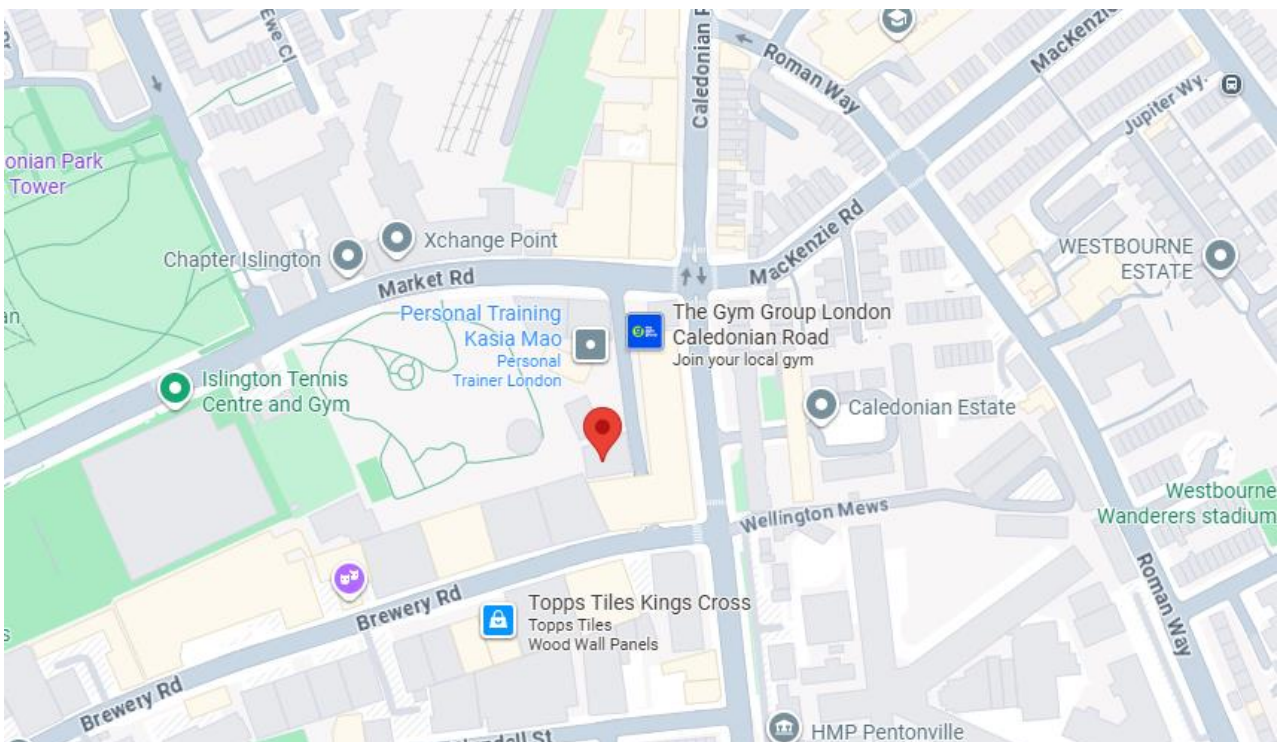
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Indicative Layout

