

Compton



Islington

1 Sterling Way
Caledonian Road
N7 9BG

Brand new self-contained office building available by way of a virtual freehold perfect for an investor or owner occupier. OIEO £15,579,000

For Sale

22,417 ft²

020 7101 2020
compton.london

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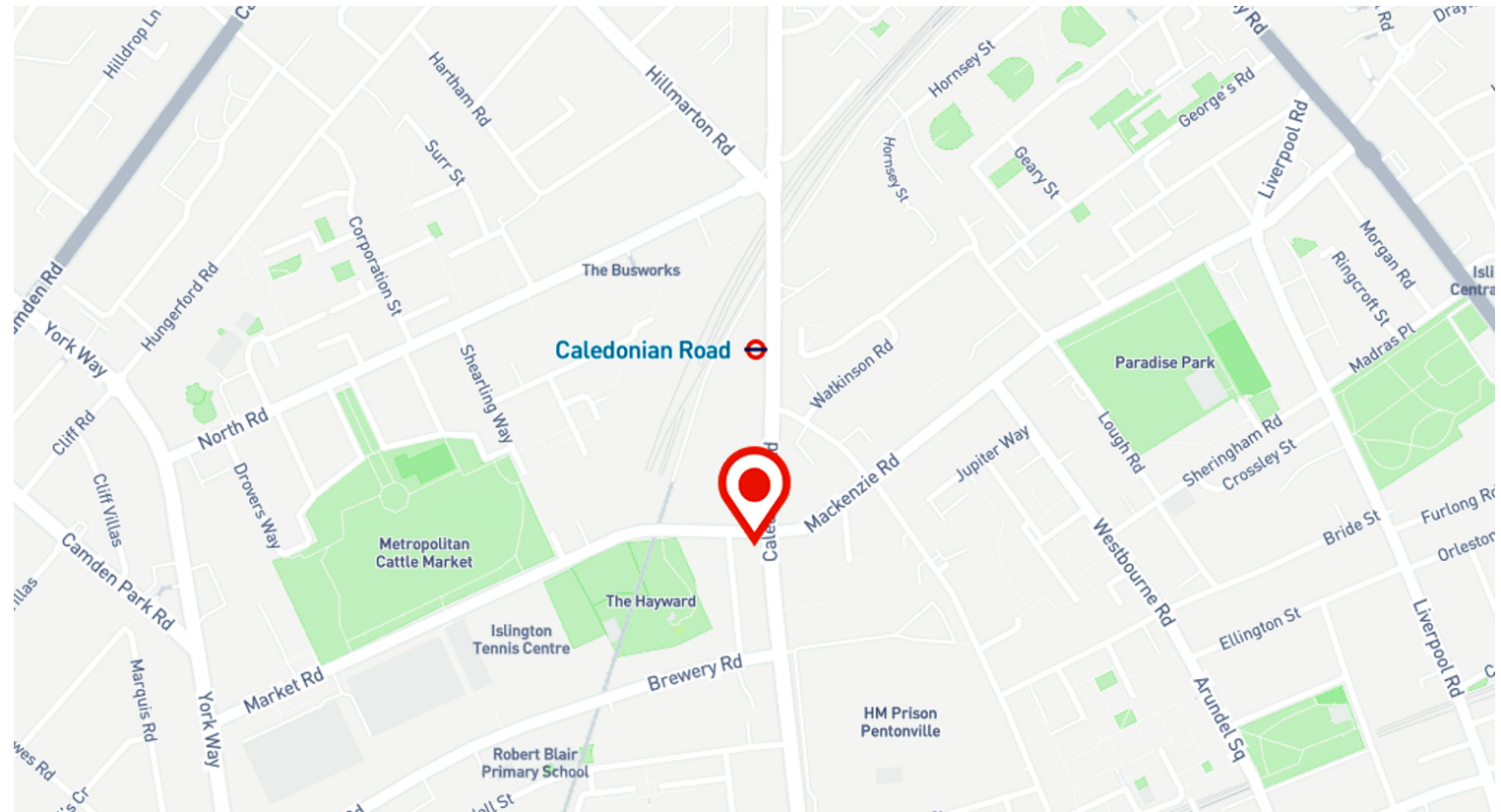
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Location

Affectionately known as Cally Road by locals, Caledonian Road's business community is growing with start-ups and established enterprises alike taking occupation in the district, with easy access into central London via the Piccadilly line and Overground network.

The quarter's Victorian commercial heritage lends a warehouse aesthetic to the design of fashionable after-work venues like The Depot and The Pleasance, in contrast to the gleaming modernity of Arsenal's Emirates Stadium. Just to the north of Kings Cross spectacular regeneration zone, Cally Yard is the edgy and aspiring younger sibling to smooth-suited Upper Street.

Cally Road sits in the middle and pulses with individuality and diversity, revealing its fun-loving community spirit at the popular Cally Festival in Caledonian Park each summer.

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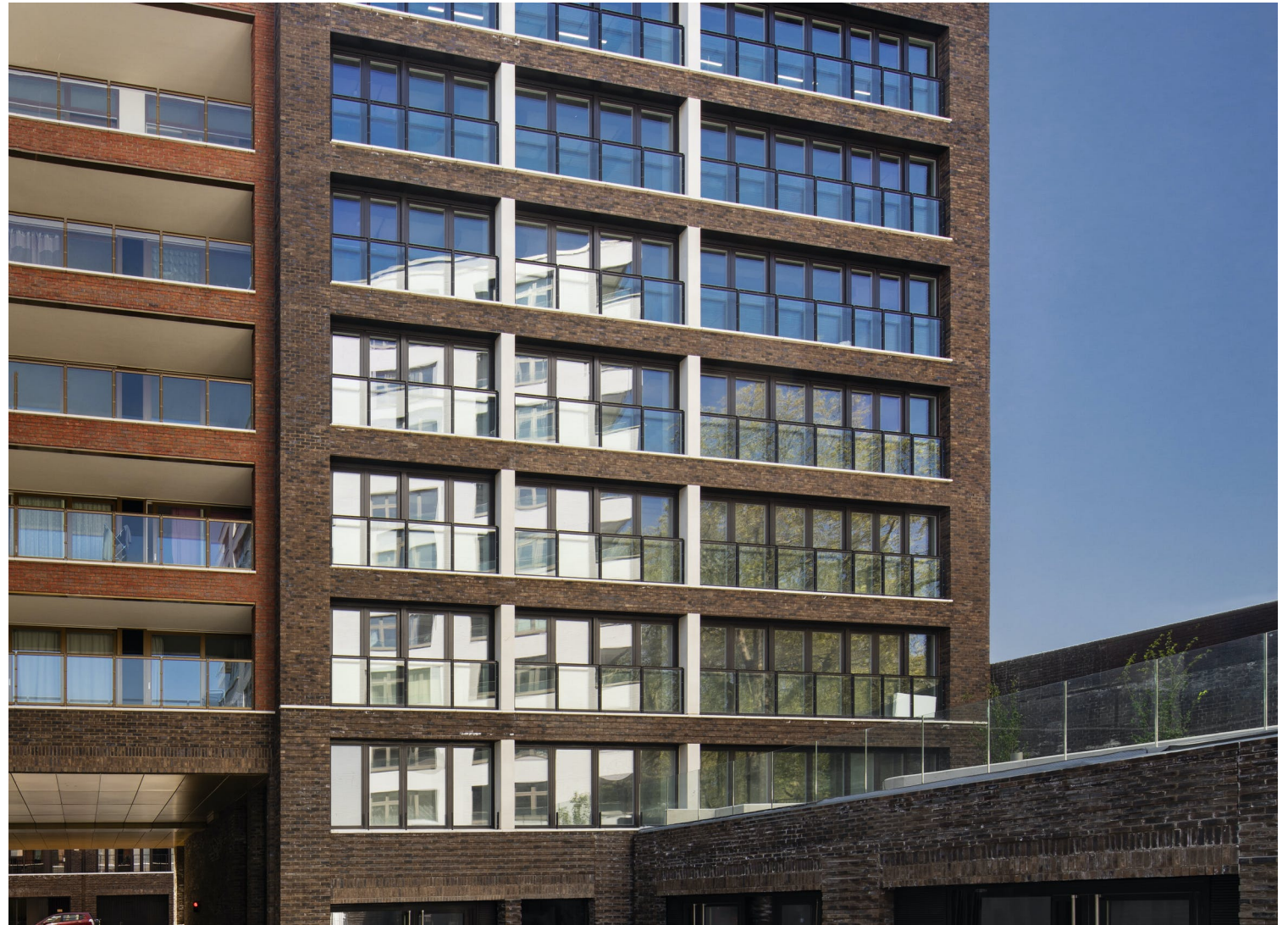
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CALLY YARD 0420 BLDG 7_001 retouched windows.jpg

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Reception Lobby

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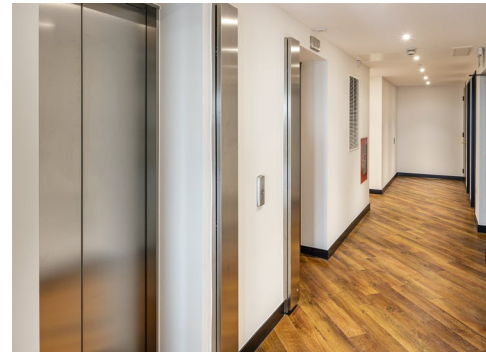
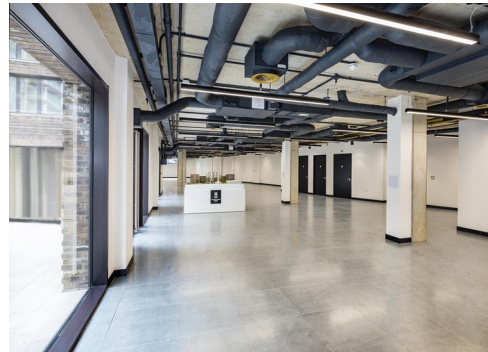
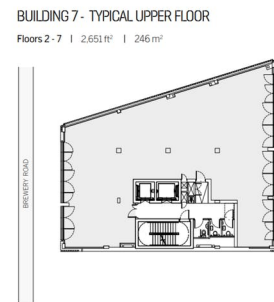
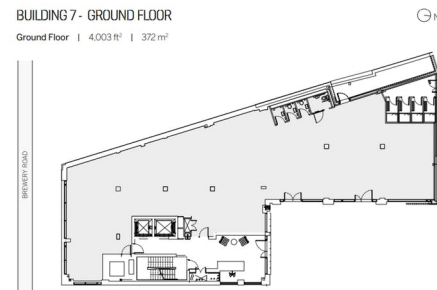
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Amenities

- Brand new self-contained office building
- Newly refurbished reception lobby with direct access to brand new communal courtyard
- 2nd Floor comes fully fitted
- Generous floor to ceiling heights
- Superb natural daylight with floor to ceiling glazing spanning two elevations
- New metal-tile raised flooring throughout
- New exposed air-conditioning system
- Fibre enabled
- New WC facilities
- Modern suspended LED lighting
- Two passenger lifts
- Communal cycle storage and shower facilities

Description

1 Sterling Way is located a short walk from Caledonian Road station which has and will continue to benefit from the regeneration of the area.

Our stunning self-contained building will allow an incoming occupier to channel Cally Road's existing sense of community and commerce, while injecting new energy for the future.

Whether you're a creative, technology or finance tenant, 1 Sterling Way could be the perfect option for you and you can tailor it to make the building your dream workspace solution.

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Content

[View in Virtual Reality](#)



[View on Website](#)



Vendor

London Square

Tenure

Leasehold or Long Leasehold (Virtual Freehold)

Lease Term

A new full repairing and insuring lease for a term by arrangement direct from the Landlord

Alternatively the property is available for sale on a Long Leasehold Basis of 999 years

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Floor Areas & Outgoings

We are seeking offers in excess of £15,579,000 for the virtual freehold interest

Floor/Unit	Sq ft	Sq m
6th	2,638	245.08
5th	2,649	246.10
4th	2,648	246.01
3rd	2,649	246.10
2nd	2,658	246.94
1st	2,658	246.94
Mezzanine	2,624	243.78
Ground	4,003	371.89
Total	22,527	2,092.84

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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