

CALLY
YARD
CALEDONIAN
ROAD N7

1 STERLING WAY

2,624 - 22,764 SQ FT
AVAILABLE



LONDON
SQUARE

WORKS



AVAILABILITY

1 STERLING WAY	SQ FT
Seventh Floor	2,638
Sixth Floor	2,649
Fifth Floor	2,648
Fourth Floor	2,649
Third floor	2,658
Second Floor	2,658
First Floor	2,624
Ground Floor - Office & Reception	4,240
Total	22,764



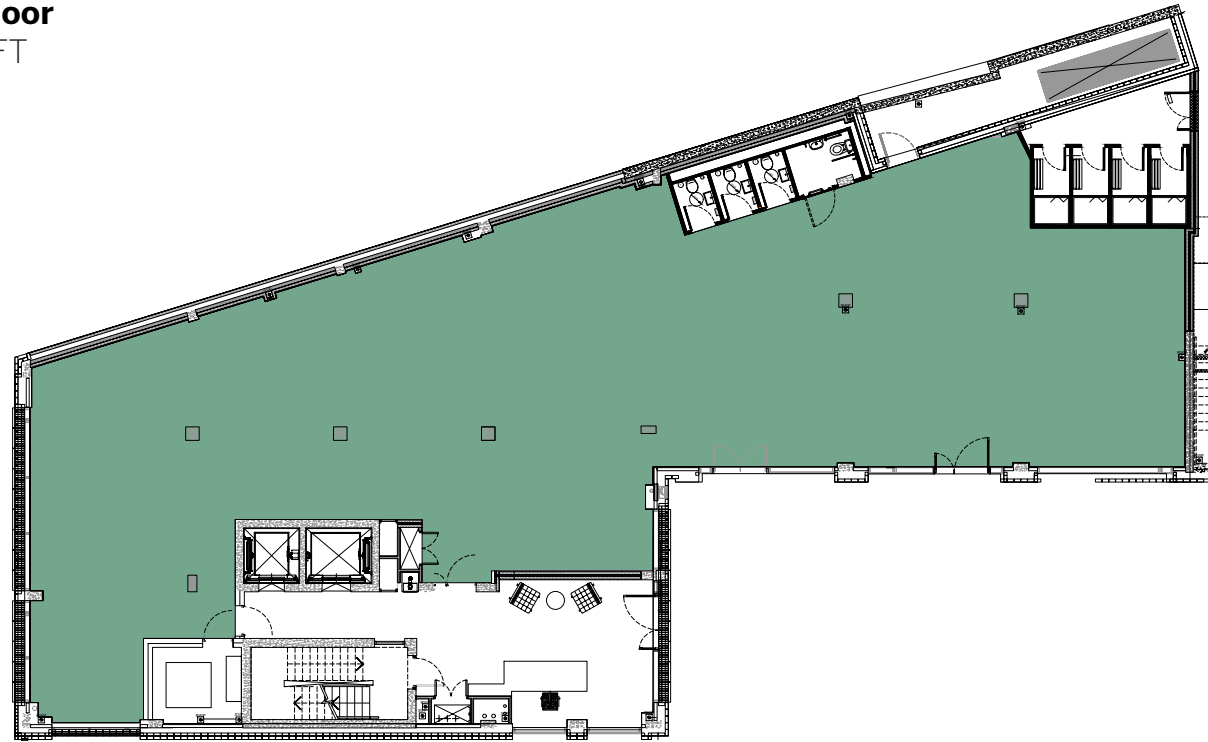
KEY FEATURES



- Exposed concrete soffits and columns
- Fully fitted & furnished 2nd floor
- ▲ Stylish reception area
- Caledonian Road station within 3 minutes walk
- Superb natural daylight throughout
- ▲ Brand new LED lighting and exposed air conditioning
- Passenger lift
- The Gym Group on site
- ▲ Onsite bicycle storage and shower facilities
- Landscaped communal courtyard
- Onsite estate management
- ▲ Various Juliette balconies

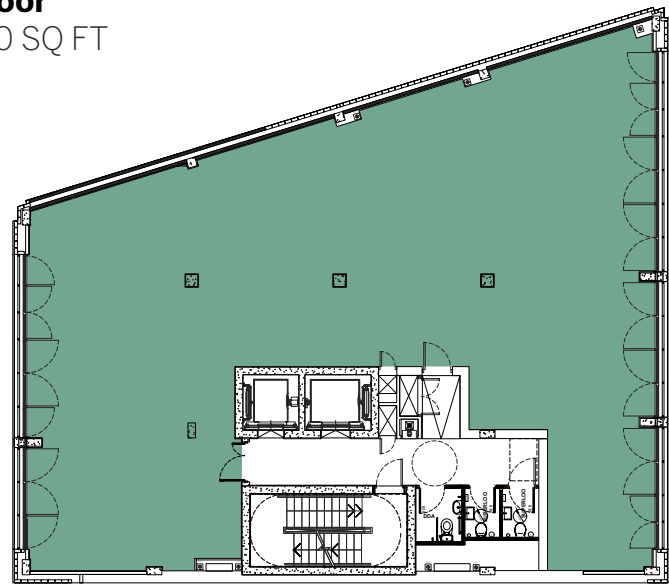
1 STERLING WAY

Ground Floor
4,003 SQ FT



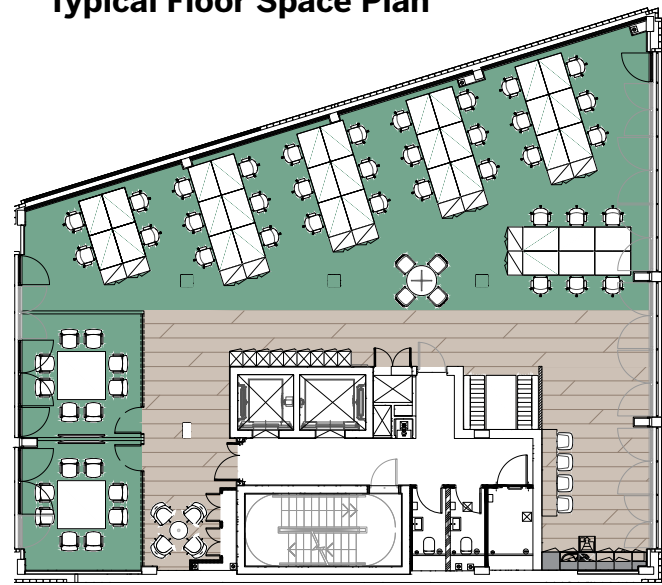
BREWERY ROAD

Typical Floor
Circa 2,650 SQ FT



BREWERY ROAD

Typical Floor Space Plan



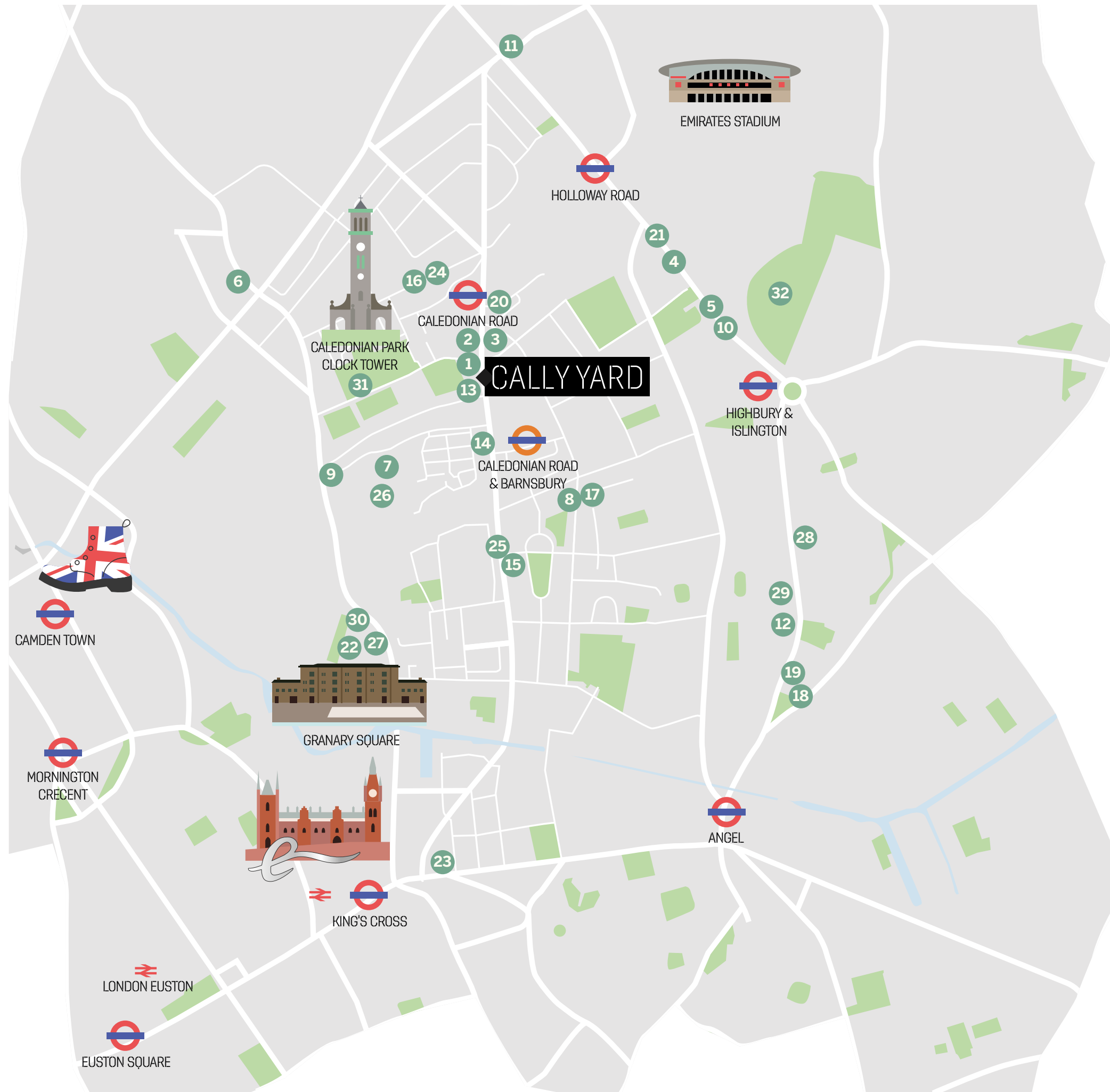
SITE PLAN



BREWERY ROAD

A5203 - CALEDONIAN ROAD





EXPLORING THE AREA

CAFES & DELI'S

- 1 **Green & Flavour**
453-455 Caledonian Rd
2 min
- 2 **Costa**
465 Caledonian Rd
2 min
- 3 **Starbucks**
474 Caledonian Rd
4 min
- 4 **Provisions**
167 Holloway Rd
12 min
- 5 **Vagabond**
105 Holloway Rd
15 min
- 6 **Bumblebee**
33 Brecknock Rd
15 min

RESTAURANTS

- 7 **Two Tribes Brewery & Campfire Taproom**
Tileyard Rd
7 min
- 8 **SUNDAY**
169 Hemingford Rd
9 min
- 9 **BRGR LDN**
244 York Way
9 min
- 10 **Bird**
81 Holloway Rd
14 min
- 11 **Big Red's**
385 Holloway Rd
16 min
- 12 **Ottolenghi**
287 Upper St
23 min

BARS & PUBS

- 13 **The Cally**
427 Caledonian Rd
1 min
- 14 **Doyle's Tavern**
379 Caledonian Rd
3 min
- 15 **Meltdown London**
342 Caledonian Rd
7 min
- 16 **The Depot**
1 Carpenters Mews, North Road
8 min
- 17 **Hemingford Arms**
158 Hemingford Rd
8 min
- 18 **The Bar with No Name**
69 Colebrooke Row
25 min
- 19 **King's Head Theatre & Pub**
115 Upper St
25 min

SHOPPING

- 20 **Sainsbury's**
465B Caledonian Rd
3 min
- 21 **Blue 17 Vintage**
162 Holloway Rd
12 min
- 22 **Coal Drops Yard**
Stable St
19 min
- 23 **Housmans Bookshop**
5 Caledonian Rd
20 min

CULTURE & EVENTS

- 24 **Pleasance Theatre**
Carpenters Mews, North Road
8 min
- 25 **The Cally Festival**
273-285 Caledonian Rd
8 min
- 26 **Tileyard Studios**
Tileyard Rd
12 min
- 27 **Everyman**
14-18 Handyside St
17 min
- 28 **Islington Assembly Hall**
Upper St
20 min
- 29 **Almeida Theatre**
Almeida St
20 min
- 30 **Lightroom**
12 Lewis Cubitt Walk
21 mins

PARKS

- 31 **Caledonian Park**
87 Clock View Crescent
6 min
- 32 **Highbury Fields**
Highbury Crescent
18 min

SPECIFICATION & SUSTAINABILITY

1 Sterling Way

- Brand newly developed and refurbished office building
- Newly refurbished reception lobby with direct access to a brand new communal courtyard
- 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 internet
- Self-contained WC facilities
- Modern suspended LED lighting
- 2 Passenger lifts
- Second floor comes fully fitted and can be occupied immediately.



SHOWER FACILITIES



CYCLE STORAGE



COMMUNAL COURTYARD

All available across the estate



Development by



LONDON
SQUARE
WORKS

The company takes its name from the ethos of London's famous squares and the sense of community and enduring legacy they have provided over the centuries. Founded in 2010, London Square has already created a development pipeline worth over £2 billion. London Square Works is our commercial arm – developing high quality bespoke space for offices, retail and leisure businesses to maximise the potential of every aspect of our mixed use developments.

London Square Works has built £140m of commercial space so far in residential schemes across the capital, creating contemporary office, retail and leisure environments. We are working with the best businesses to create new destinations at our developments to help each local area flourish. The London Square Works portfolio offers a range of exciting commercial opportunities across the capital – from central sites in Caledonian Road, Bermondsey, Spitalfields to Isleworth, Staines and Neasden.

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