

60 IRONMONGER ROW  
LONDON EC1V 3QR

2,077 - 7,542 SQ FT



## DESCRIPTION

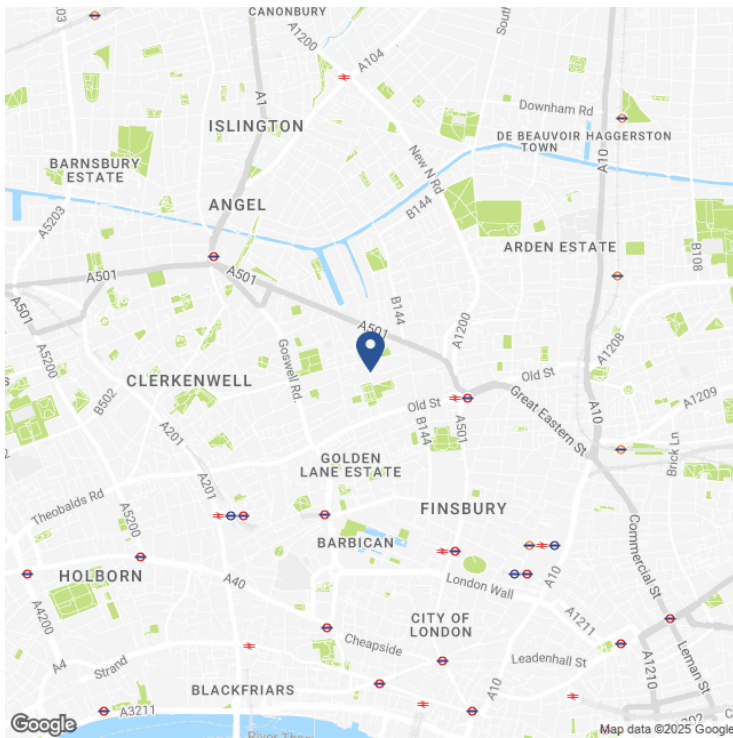
A two floored Edwardian warehouse conversion with terraces on a historic street in Old Street's cutting edge tech and fashion district.

60 Ironmonger Row has undergone a comprehensive refurbishment to provide distinctively irregular best in class workspace. Led by the visionaries at House of Grey, the interiors of the property have been finished to an exceptionally high standard throughout. From reclaimed flooring, earthy terracotta tiles and hand-spun wool rugs, to furniture made from waste plasterboard and sliding bio-material panels. Sustainability here is more than just an add on. It's embedded in the building.

The workspace can be let in it's entirety to a single occupier whilst there is the ability to split the demise into 2x self-contained units.

## LOCATION

With Old Street underground station a short walk away, you can be in the City and West End in less than 20 minutes, while quick connections to London Bridge and King's Cross open up the whole of the capital and beyond.



## SPECIFICATION

- Self contained Edwardian warehouse conversion
- High Quality, Bespoke, Fully Fitted and Furnished accommodation
- Reclaimed Terracotta tiles from Artizans of Devizes
- Available on a traditional lease, all-inclusive managed basis or to purchase
- New air conditioning
- New suspended LED lighting
- Can be split into two units
- Outdoor terraces
- Bespoke reception desk curated by UK Makers
- Bespoke furniture throughout
- High-end shower facilities
- Secure bicycle storage
- BREEAM 'Excellent'
- WELL Enabled
- EPC 'B'
- SKA 'Gold'

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
GROUND UNIT 1 - GROUND & COURTYARD	5,392	501
GROUND UNIT 2 - GROUND & COURTYARD	2,077	193
<b>TOTAL</b>	<b>7,469</b>	<b>694</b>

## TENURE

**Guide Rent:** £55 per sq ft  
**Rates Estimate:** £16 per sq ft  
**Service Charge:** £2.5 per sq ft

## CONTACT

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## FURTHER INFORMATION

