

# Compton

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## Islington

The Ivories  
6 Northampton Street  
N1 2HY

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Open plan studios and offices  
within this attractive Art Deco  
building, with an internal courtyard  
and a communal outdoor garden.

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## For Rent

779 to 5,091 ft<sup>2</sup>

020 7101 2020  
compton.london



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## Location

The property is located in an affluent part of London within the London Borough of Islington, being a 1 minute walk to Essex Road station and approximately an 8 minute walk to Highbury and Islington tube station and 10 minutes from Angel. Islington is renowned as a haven for shoppers, diners and theatre goers, attracting many people to the area.

There is a diverse range of fashion & design boutiques as well as an extensive offering of bars and restaurants.

Islington is home to theatres, cinemas, galleries and museums, various music venues and numerous daily/ weekly street markets. Upper Street is situated a short walk to the west of the subject property and provides a particularly diverse range of occupiers. The area will improve further through the regeneration of Islington Square, which is due for completion shortly.

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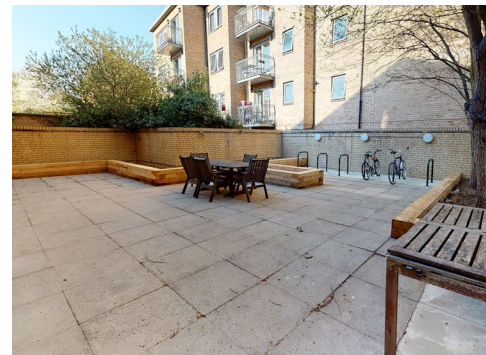
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## Amenities

- Newly refurbished
- Air conditioning
- Central heating
- Cycle racks
- Drop down strip LED lighting
- Parquet flooring
- Fitted kitchenette
- Galvanised metal perimeter trunking
- Car parking available by separate negotiation
- Communal outdoor garden
- Fitted options available
- Super fast, plug and play, fibre broadband.
- Communal terrace

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## Description

The Ivories is an attractive Art Deco building arranged over ground and two upper floors, with an internal courtyard and a communal outdoor garden. The property offers individual creative spaces and provides a range of open plan studios and offices. Each of the spaces are self-contained and have their own entrances onto the central courtyard.

Virtual Tour: <https://my.matterport.com/show/?m=zvDa9uQkbWk>

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## Content

[View on Website](#)



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## Terms

New Full Repairing & Insuring Lease or License available for a term by arrangement direct from the Freeholder

## VAT

The property is elected for VAT

## Legal Costs

Each party is to bear its own costs

## Local Authority

The London Borough of Islington

## Business Rates

Interested parties are advised to make their own enquiries directly with the Local Authorities.



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## Floor Areas & Outgoings

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The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Unit - 21	1,253	£50	£10	£4.64	£64.64	£6,749.49	£80,993.92	Available
Unit - 14	1,374	£50	£10	£4.64	£64.64	£7,401.28	£88,815.36	Available
Unit - 12a	779	£50	£10	£4.64	£64.64	£4,196.21	£50,354.56	Available
Unit - 10a	807	£50	£10	£4.64	£64.64	£4,347.04	£52,164.48	Available

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## Contact Us

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

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[ag@compton.london](mailto:ag@compton.london)  
07833993714

Alex Sugar  
[as@compton.london](mailto:as@compton.london)  
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