

Compton

*For Rent*  
**60 Ironmonger Row  
Old Street EC1**



Workspace unlike any other. A  
unique self contained and fully fitted  
office unit with an external  
courtyard and terrace.

**For Rent**

60 Ironmonger Row  
Old Street EC1V

**Size**

5,392 Ft<sup>2</sup>

**Rent**

£49 per sq ft

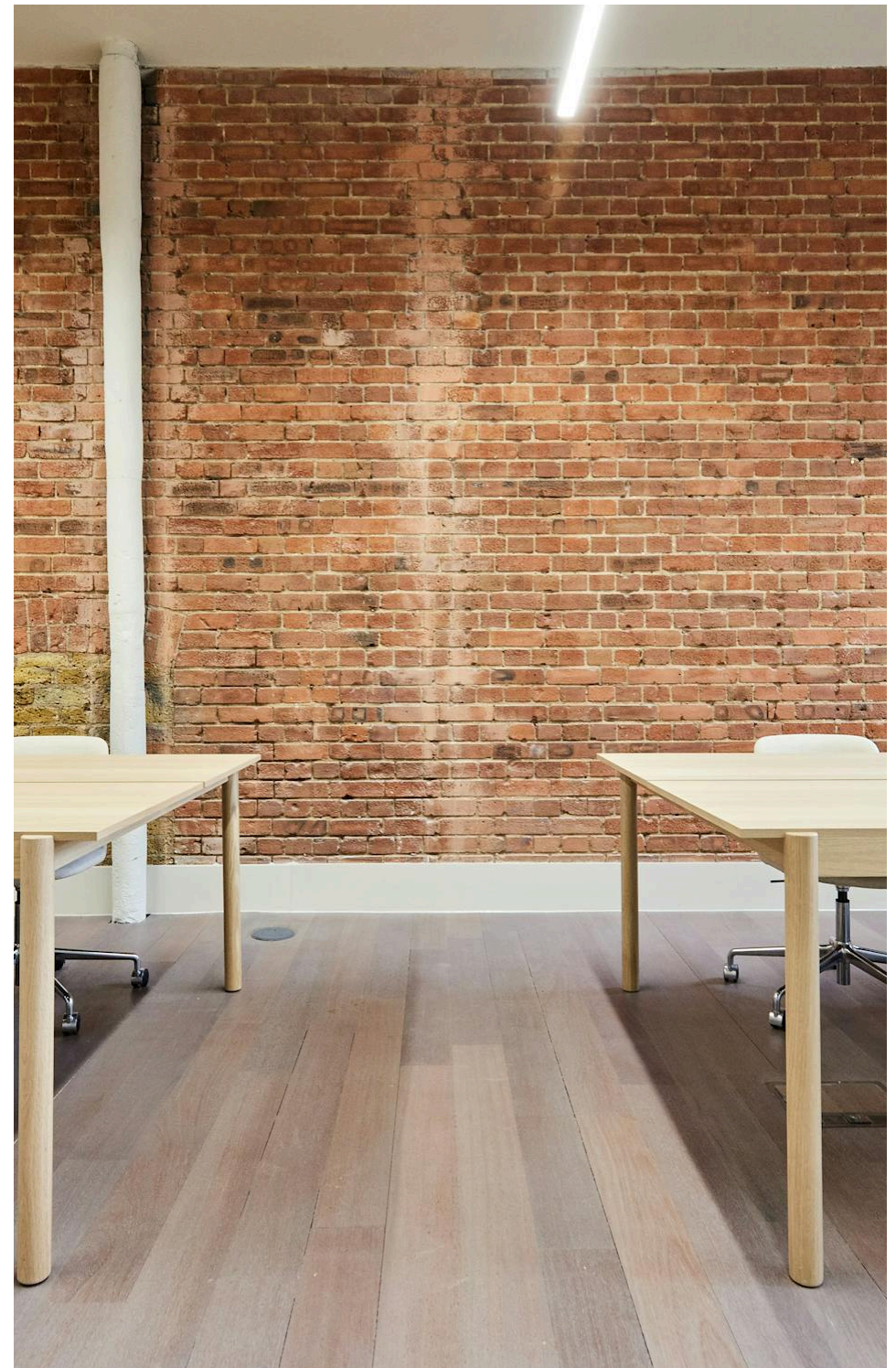
**Fitout**

Fitted

### Description

A two floored Edwardian warehouse conversion with terraces on an historic street in Old Street's cutting edge tech and fashion district, 60 Ironmonger's interior is radically designed by the visionaries at House of Grey and expertly curated for creative collaboration to thrive.

The makers and artisans who've furnished our interiors have responded to the natural and person centered themes of House of Grey's design aesthetic. With the emphasis on bespoke pieces and organic materials, they uphold the narrative that multisensory design really can



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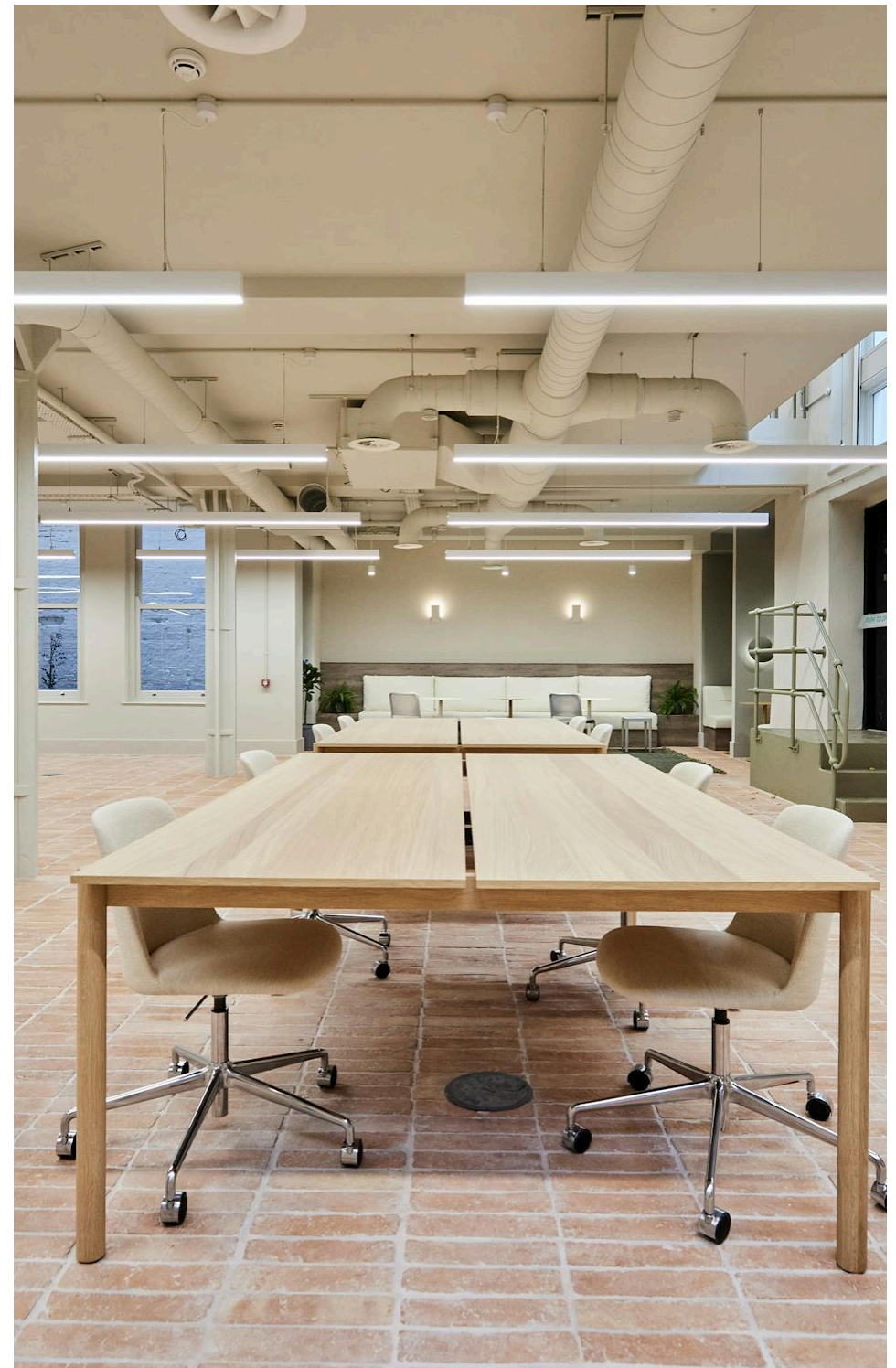
**Fitout**

Fitted

## Description

improve health.

In this workplace of the future, every detail has been meticulously thought out. The ambience of House of Grey's design aesthetic extends to the carefully sourced lighting and ironmongery that has been used throughout. Flexible meeting rooms powered by the latest technology are cooled by state of the art air conditioning. Clean air means a clear mind and the four outdoor terraces provide further wellness points.



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*For Rent*

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*Office Space*

**Size**

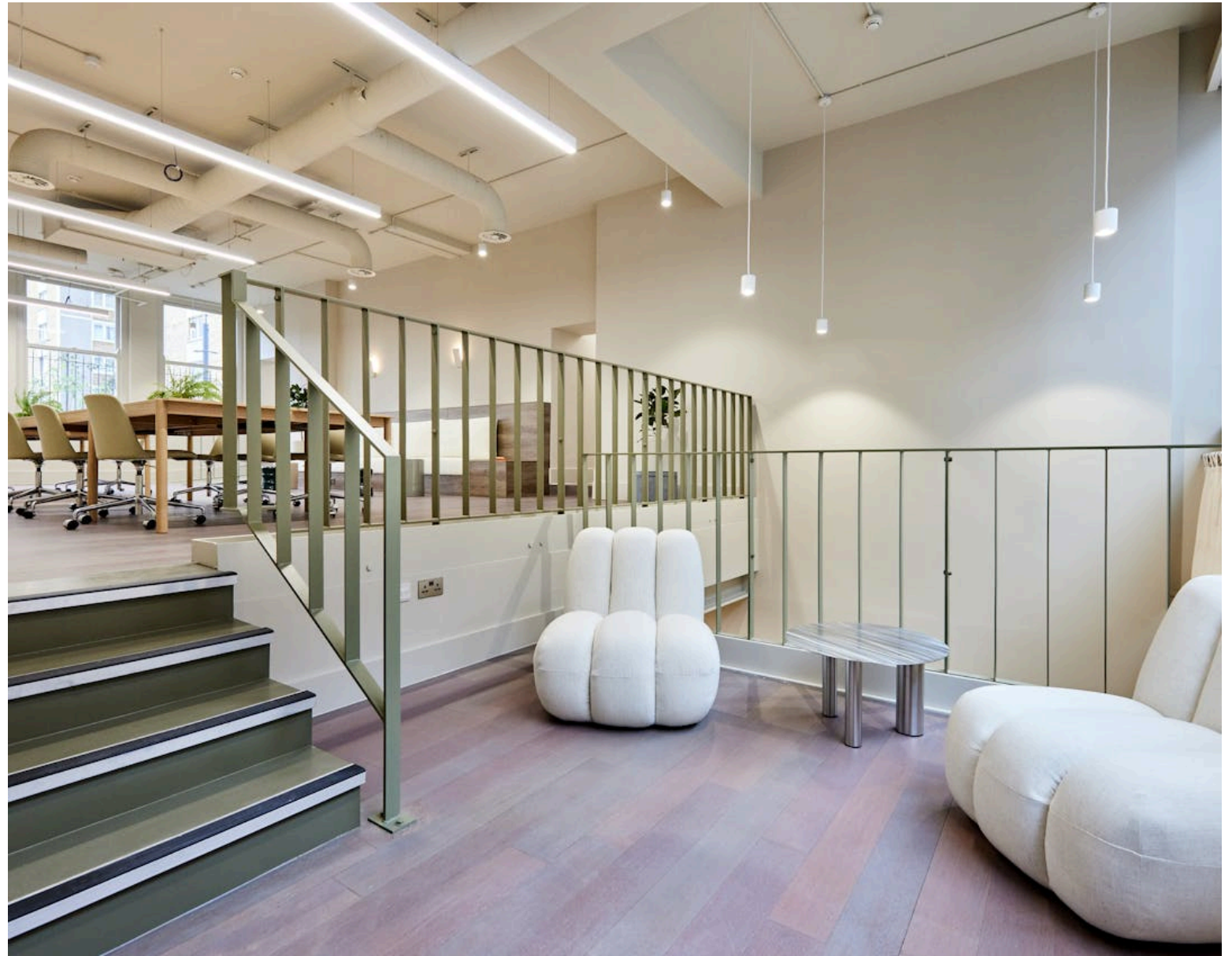
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Office Space



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*Office Space*



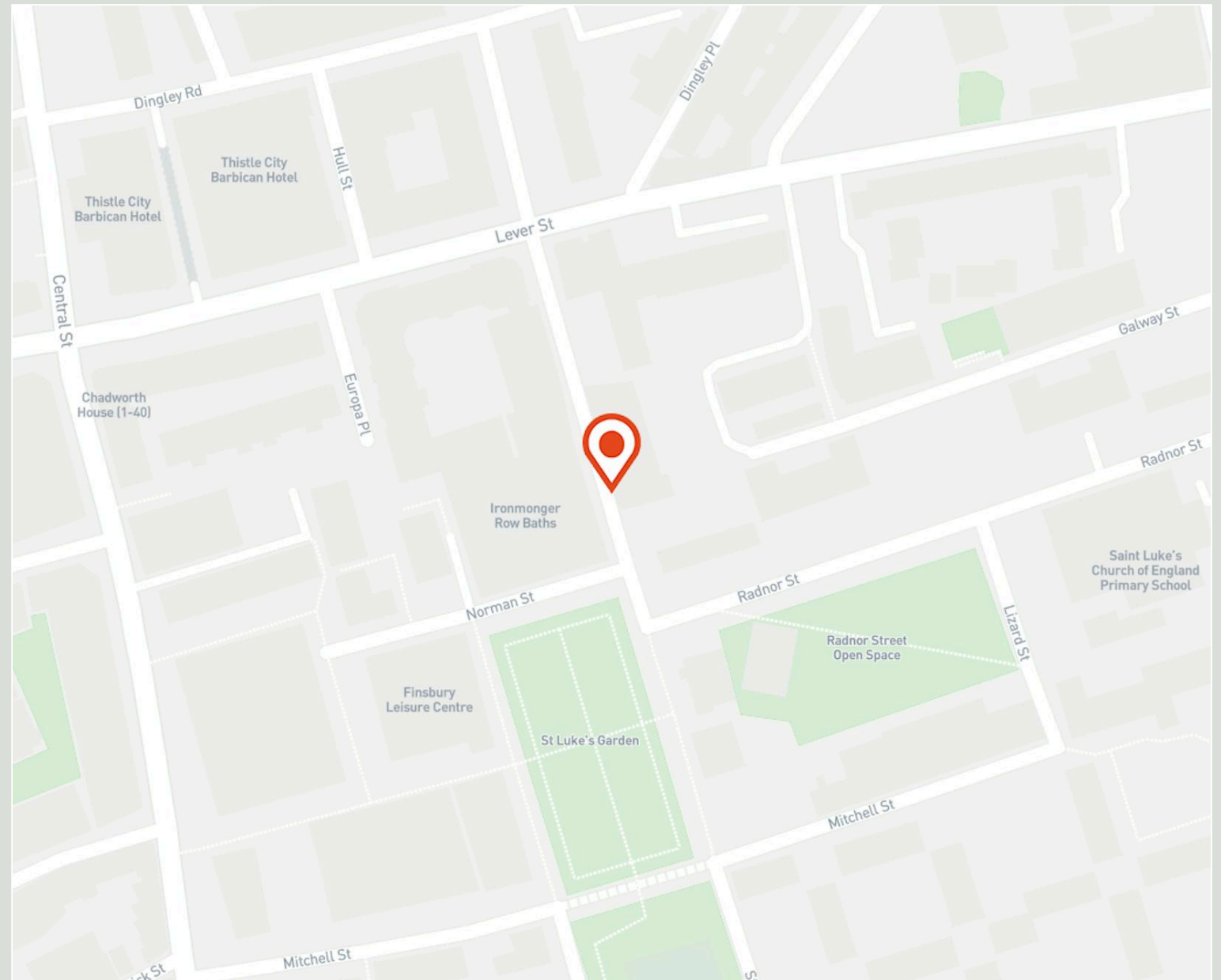
*Office Space*

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*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 opens upon the whole of the capital and beyond. The building is also well positioned with ample local amenities such as Whitecross Street Food market within a short walk.



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Office Space



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## Amenities

- All-Inclusive & managed available from £100 Per Sq Ft
- Edwardian warehouse conversion
- Bespoke reception desk made by UK Makers
- Bespoke hanging installation
- Bespoke furniture
- Secure bike storage
- Shower facilities
- Multiple terraces
- Reclaimed terracotta tile from Artizans of Devizes
- New air conditioning
- 2x Kitchenettes
- Ability to split into two units
- High end finishes throughout
- EPC B
- WELL Enabled
- BREEAM Excellent
- SKA Gold



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*Office Space*



*Office Space*

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
Unit - Ground & Courtyard Floors	7,542	£49	£16	£2.50	£67.50	£42,423.75	£509,085	Under Offer
Unit - 1 - Ground & Courtyard	5,392	£49	£16	£2.50	£67.50	£30,330	£363,960	Available
Unit - 2 - Ground & Courtyard	2,077	£49	£16	£2.50	£67.50	£11,683.13	£140,197.50	Under Offer

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**Terms**

New full repairing & insuring  
lease(s) for a term by arrangement  
available direct from the Landlord

**Local Authority**

London Borough of Islington

**Fit out specification**

- 54 Workstations (option for  
further 16-24 workstations) - 12  
person meeting room - 2x 4 person  
meeting rooms - 2x 2 person niches  
- 4x 6 person niches - 8x banquette  
seating - 6 person collab table -  
Ample breakout zones

**VAT**

The building is elected for VAT

**Tenure**

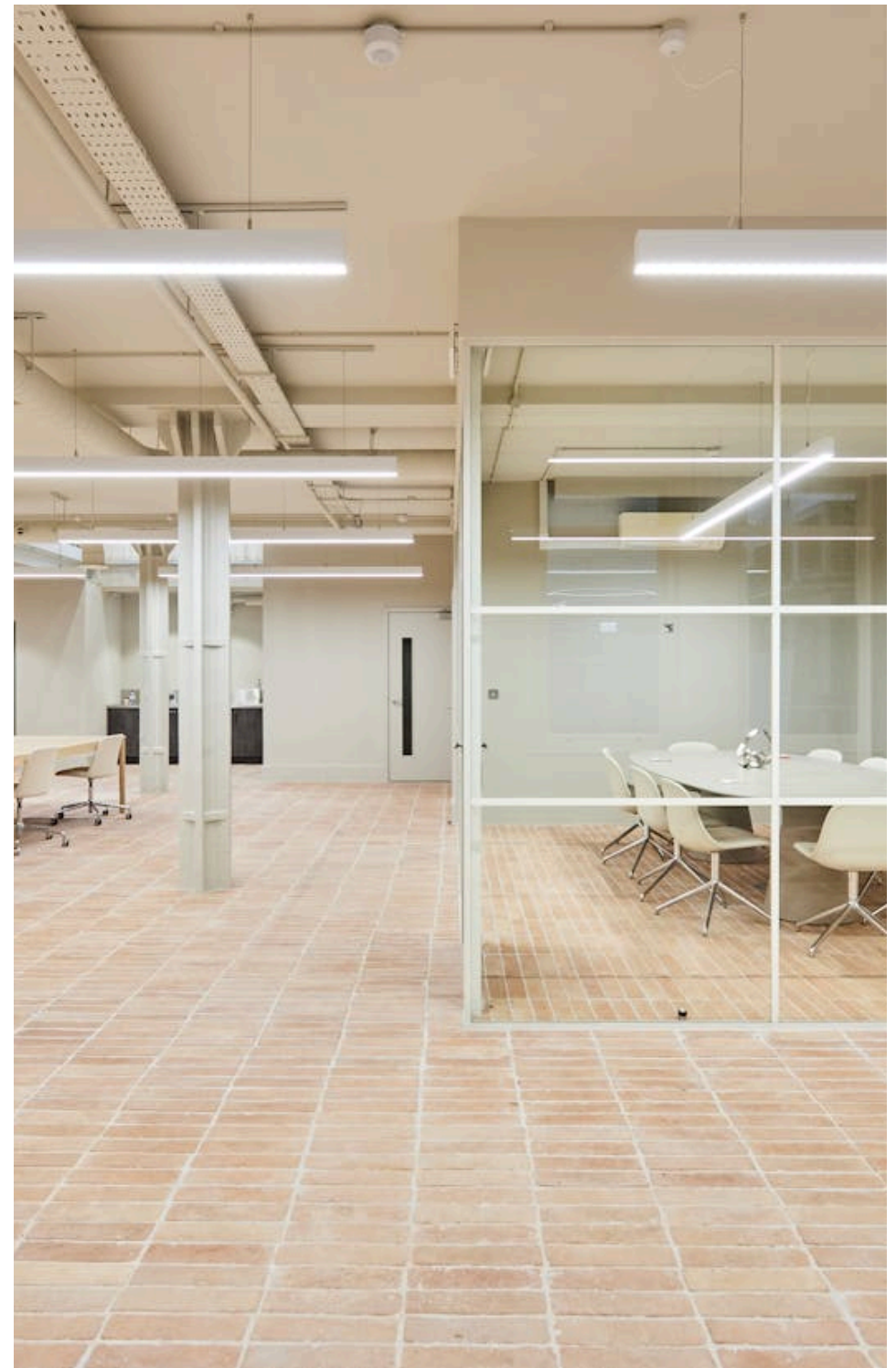
New Lease

**Availability**

Available Immediately

**Content**

Watch the Film  
(click button)



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