

# 60 IRONMONGER ROW

OLD STREET — LONDON

Distinctively  
Irregular



# Workspaces unlike any other. Authentic. Bespoke. Original.

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

60 Ironmonger has been radically designed and expertly curated by the visionaries at House of Grey, to enable creative collaboration to thrive.

# 7,542

Total sq ft over two floors with the opportunity to split into two office spaces.

# 06

Minutes walk to Old Street station

# 15

Minutes walk to Moorgate station with access to mainline rail network.











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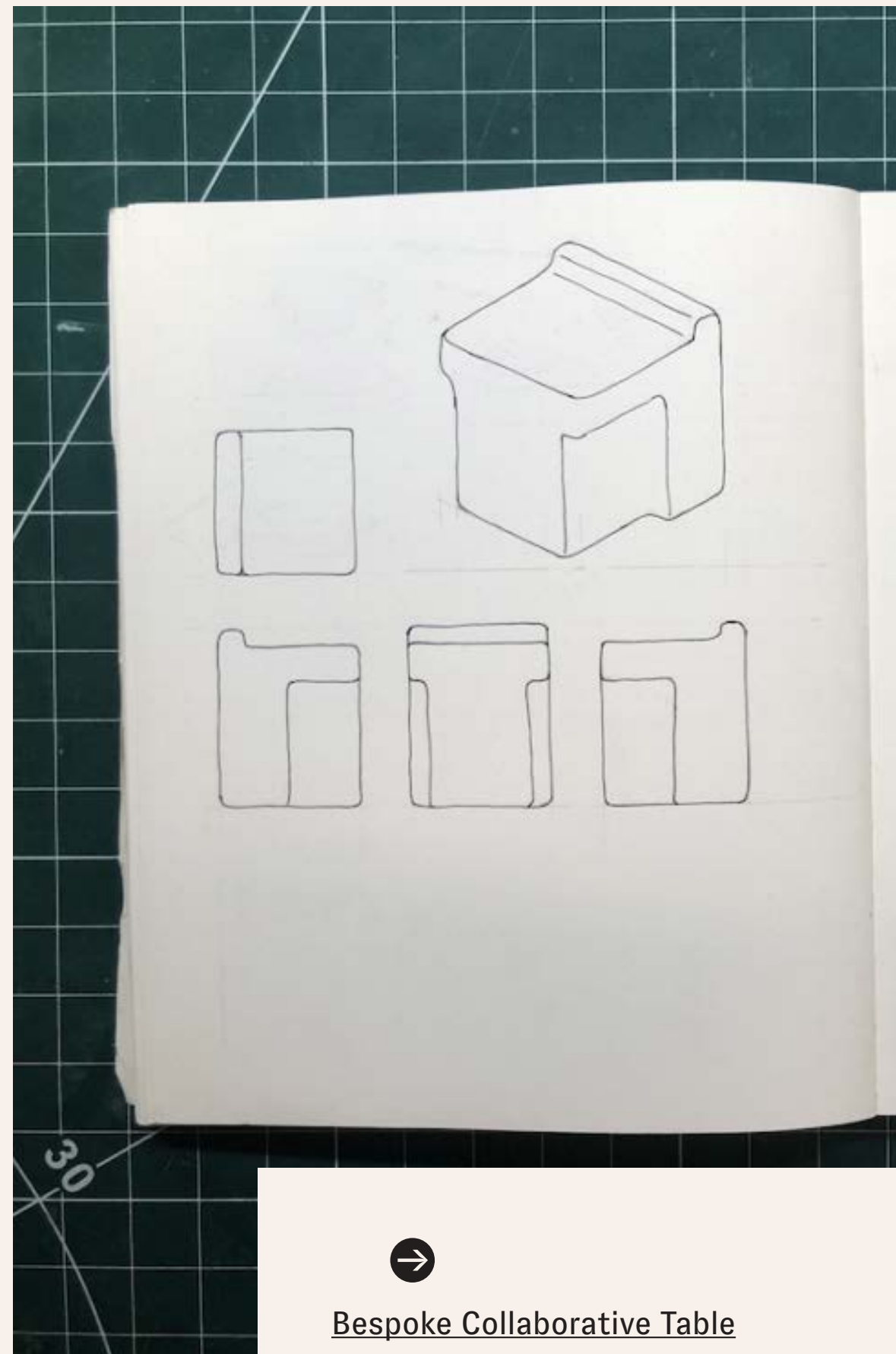


# Beautifully imperfect

Every building element has been painstakingly considered to enhance productivity, well-being and comfort.

We have focused on creating exceptional spaces that make people feel good, so that people will naturally want to use them.

The makers and artisans who've furnished our interiors have responded to the natural and human centred themes of House of Grey's design aesthetic. With the emphasis on bespoke pieces and organic materials they uphold the narrative that multi-sensory design really can improve health.



## Bespoke Collaborative Table by Common Design

Designed and manufactured in his workshop in East London, Conor Hacon's hardwood organic shaped furniture is made with a purpose. His collection of table and chairs for 60 Ironmonger that sits in our break out spaces is named Invitations, designed to foster connections.



## Sculptural Furniture by Byron Clark

60 Ironmonger's boldest design statement comes from Byron Clark, whose abstract sculptural furniture welcomes visitors in. These beautifully misshapen tables and chairs are formed of waste plasterboard, his material of choice in response to the UK generating around 1 million tonnes of refuse every year.



## Terracotta Tiles by Artisans of Devizes

From their market town in Wiltshire, Artisans of Devizes have been crafting handmade earth born tiles for more than half a century. Known for its durability and rustic beauty, terracotta was their choice for the 19,000 hand-installed tiles on our lower ground floor.



## Hand-Spun Wool Rugs by Armadillo & Co

Corresponding to House of Grey's holistic design philosophy, Armadillo & Co embrace the idea that materials and design can improve well-being. Their adherence to 'quiet living' is reflected in the natural, tactile beauty of their handmade rugs.





# Naturally different

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. The four outdoor terraces provide further wellness points.

## Entrance Experience

- Bespoke Reception Desk made by UK Makers
- Bespoke Hanging Installation made by UK Makers
- Waiting area with cloaks
- Bespoke Furniture made by UK Makers
- Secure Cycle Storage

## Power & Networking

- New Distribution
- Fibre Backbone, managed service with 3 x comms cabinets for partitioning
- Smart Lighting
- Electric only scheme

## Amenity

- 2x Ambulant WCC33
- 5x Superloo WC
- 3x Showers
- On split option, a further 2 showers provided
- Terraces & Outdoor Space; 3 x rear terraces
- 1 x ground floor terrace
- 2 x ground floor kitchenettes and 2 x lower ground floor kitchenettes

## Wellness & Accessibility

- Stairlift from street level to GF
- Daikin Heating/ Cooling
- Mechanical Ventilation/ Air Handling

## Meeting & Collaboration

- 1x 10-person meeting room
- 2x 4-person meeting room
- 4x 2-person niches
- 1x 4-person niches
- 2x 8-person banquette seating
- 1x 6-person collaboration table
- 1x 4-person collaboration table
- 3x informal break out areas (furniture provided)
- 62x dedicated desks included

## Crafted Aesthetic

Our makers bring with them a passion for the bespoke and love of being individual, embracing what makes a modern day office both functional and alluring. Unsettling the status quo and asking - what if?

## Historical Building

In the atmospheric heart of the historic St Luke's district, surrounded by creativity and innovation, this Edwardian building has been reborn for the 21st century. A workplace of tomorrow, respecting its past.



# Sustainability

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.

## SKA Gold



Helping landlords and tenants assess fit out projects against a set of sustainability practices.

## BREEAM Excellent



An innovator in sustainable buildings. In the top 1%.

## WELL Enabled



The building has implemented fundamental features that support wellbeing and meet core WELL Building pre-conditions.

## B Corp Developer



TSP are a proud B Corp developer committed to a sustainable model.

# EPC B

Achieving near-zero carbon emissions with 38 Points.

# 100-150 kWh/m<sup>2</sup>

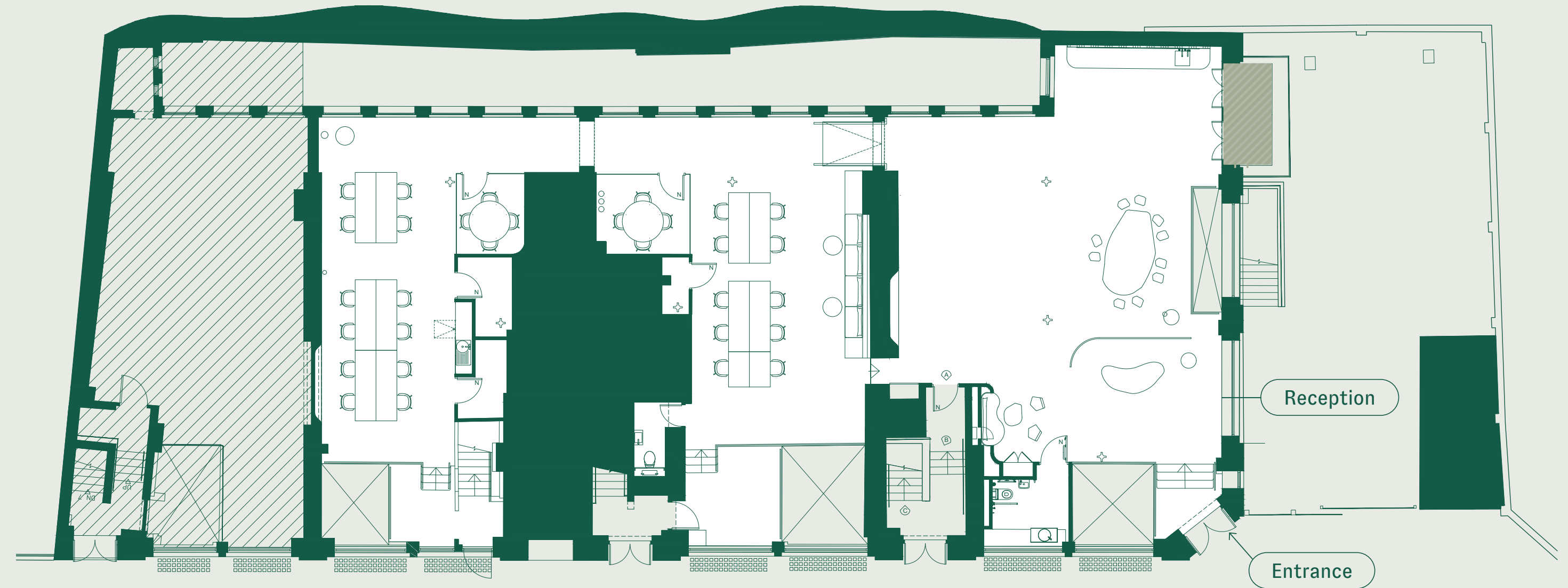
Predicted 'Whole Building' energy use intensity.



Single demise option

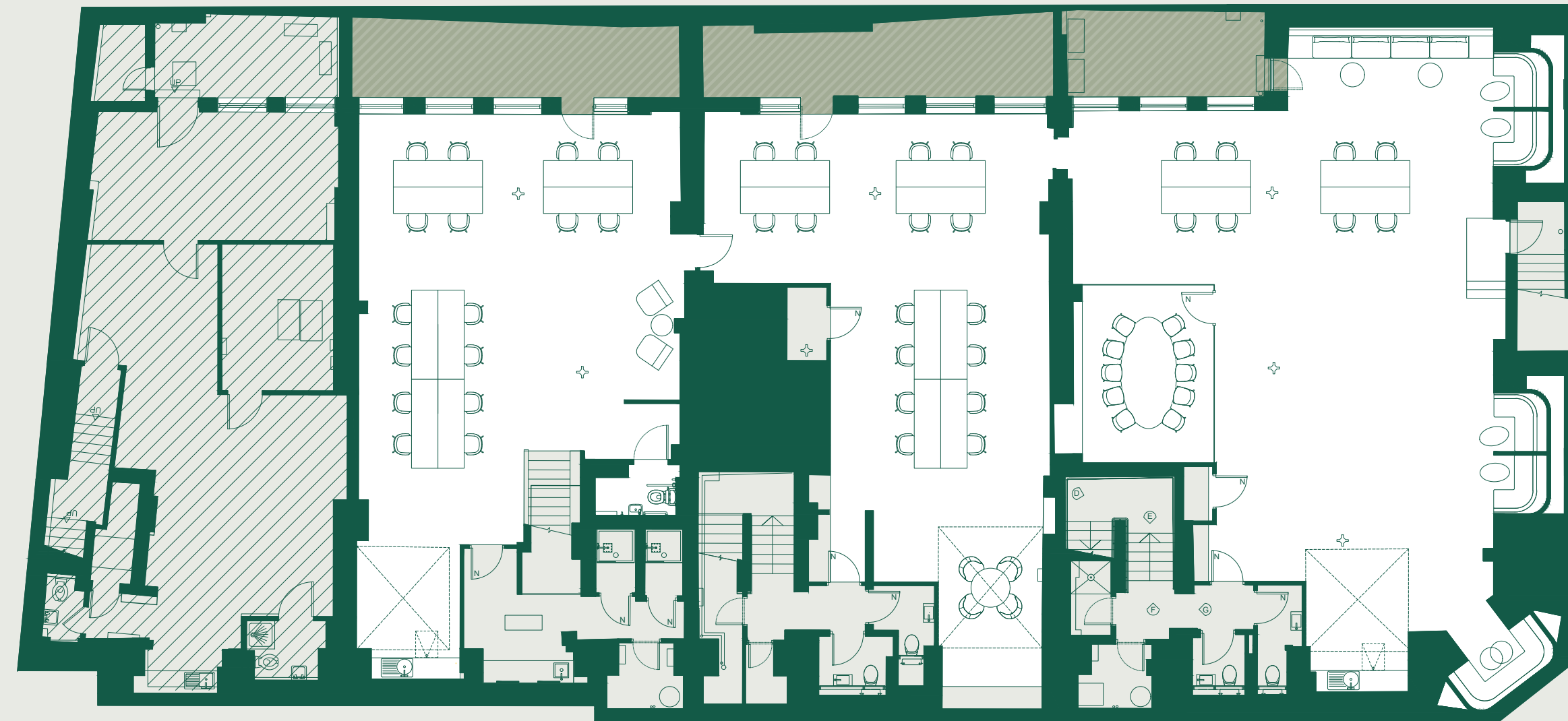
Ground  
3,429 sq ft  
319 sq m

Dedicated desks	x22
4-person meeting room	x2
Kitchenette	x2
Informal collaboration areas	x2
6-person collaboration table	x1
8-person banquet seating	x1
Reception / Welcome area	x1
Terrace	x1



Courtyard  
Level  
4,113 sq ft  
382 sq m

Dedicated desks	x40
10-person meeting room	x1
Booth seating	x5
Informal collaboration areas	x2
8-person banquet seating	x1
Terraces	x3



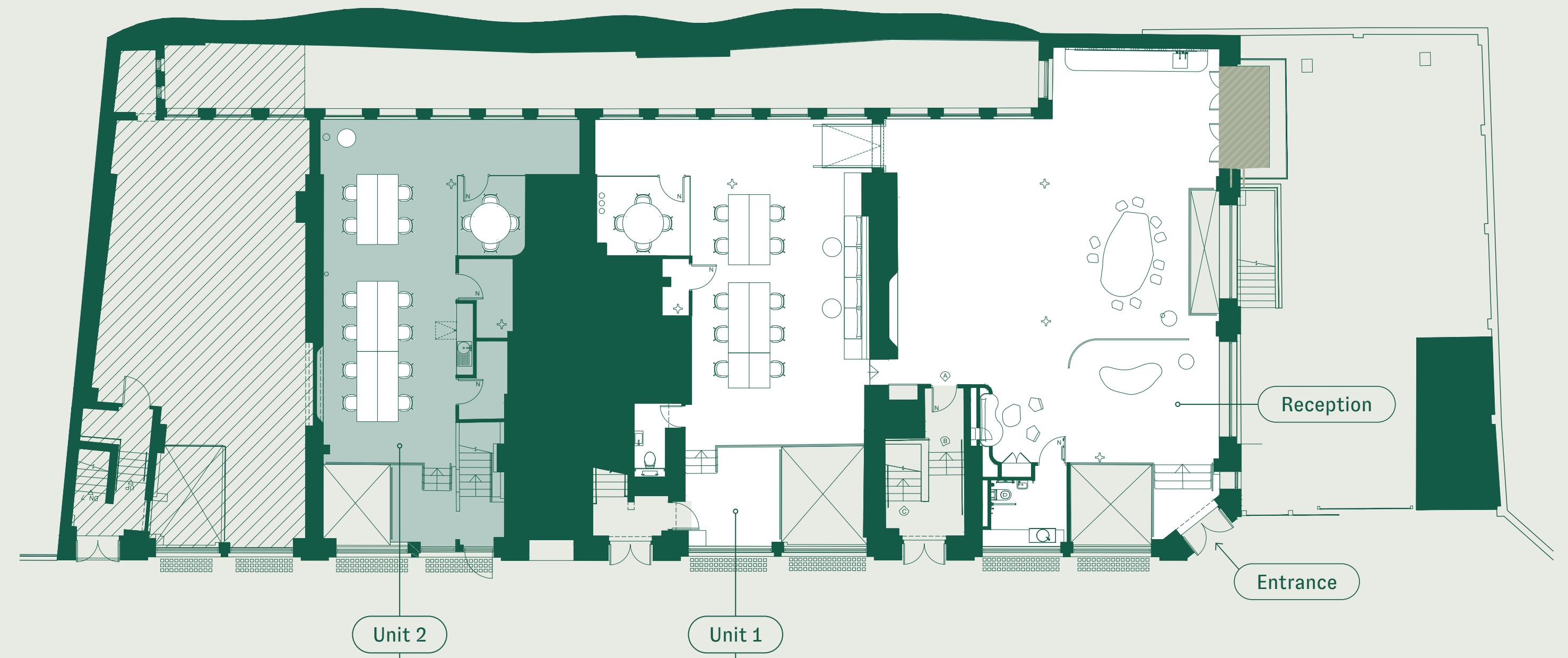
KEY: ○ Office ● Core ▨ Let space ▩ Terrace



Split demise option

Unit 1  
5,392 sq ft  
501 sq m

Dedicated desks	x32
4-person meeting room	x1
10-person meeting room	x1
Booth seating	x5
Kitchenette	x2
Informal collaboration areas	x2
6-person collaboration table	x1
8-person banquette seating	x2
Reception / Welcome area	x1



Unit 2  
2,077 sq ft  
193 sq m

Dedicated desks	x28
4-person meeting room	x1
Informal collaboration areas	x1
Kitchenette	x2



KEY: ○ Unit 1 ● Unit 2 ● Core ▨ Let space ● Terrace



























60 Ironmonger Row



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# AUTHENTIC OLD STREET



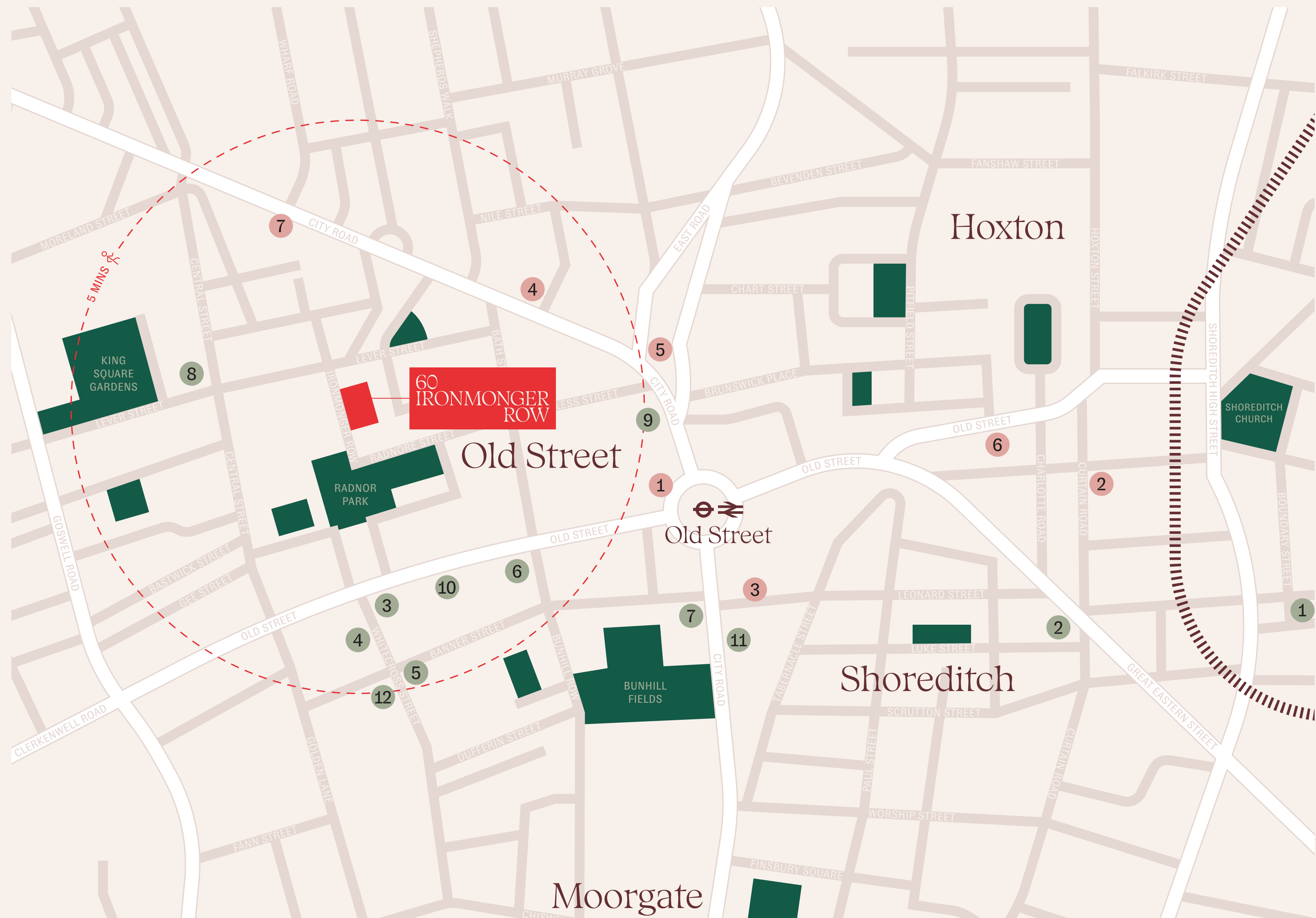
# Eclectic cuisine

## Coffee

- 1 The Grind
- 2 FWD: Coffee
- 3 Ozone
- 4 Westland Coffee & Wine
- 5 Kiss The Hippo
- 6 Clean Hearts Cafe
- 7 Black Sheep Coffee

## Food & Drink

- 1 Shoreditch House
- 2 Manteca
- 3 Bredos Tacos
- 4 Banh mi
- 5 Salad Kitchen
- 6 Tayer & Elementary
- 7 Daffodil Mulligan
- 8 Fish Central
- 9 Bone Daddies
- 10 Monohan Ramen
- 11 Lantana Shoreditch
- 12 Korean BBQ and Vegan

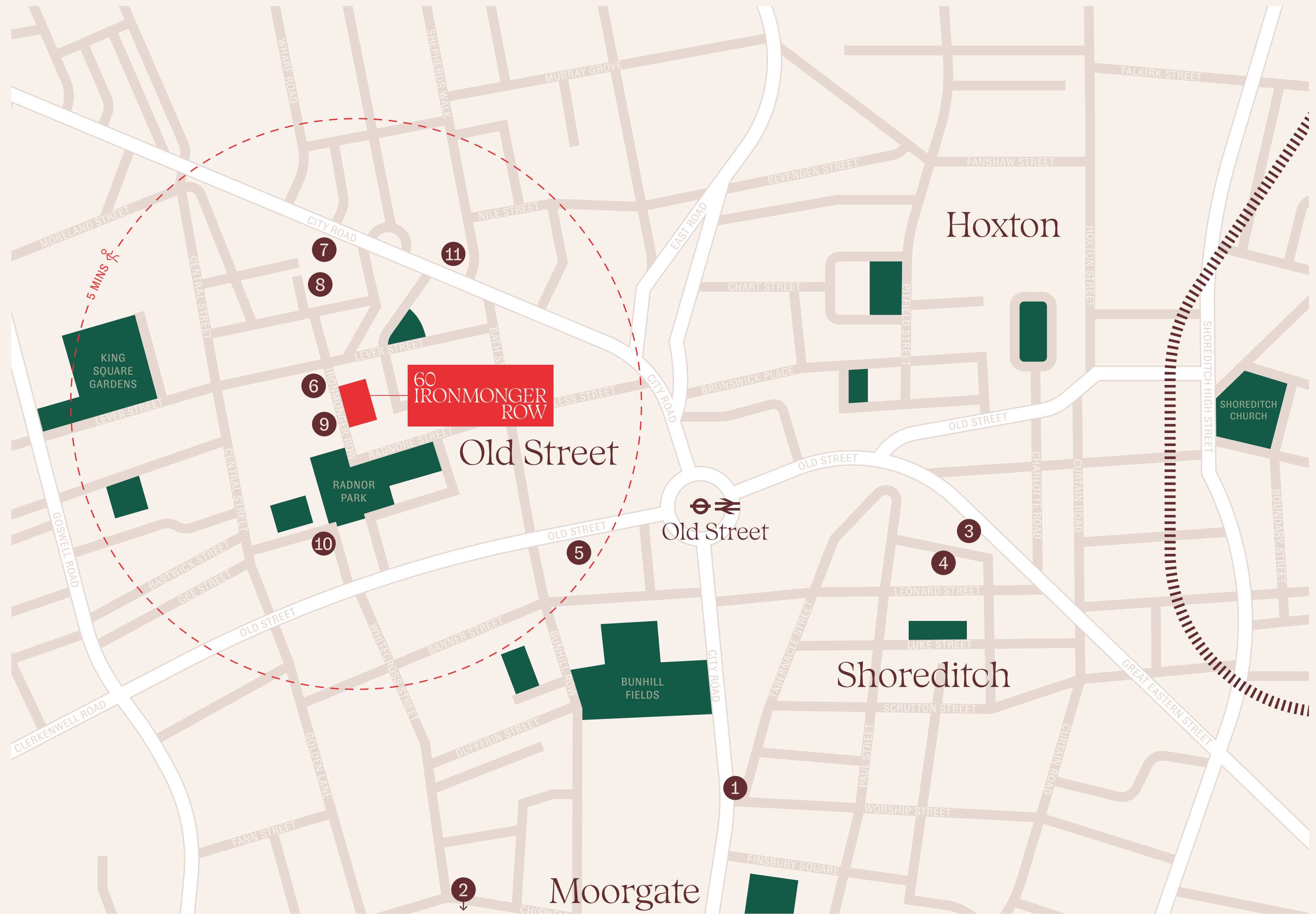




# Independent lifestyle

## Leisure & Culture

- 1 Barry's Bootcamp
- 2 Barbican Centre
- 3 Hoxton Hotel
- 4 Nobu Hotel
- 5 F45
- 6 Tara Yoga Centre
- 7 Nhow Hotel
- 8 Monkey Puzzle Day Nursery
- 9 Ironmonger Row Baths
- 10 Modern Art
- 11 UFC Gym

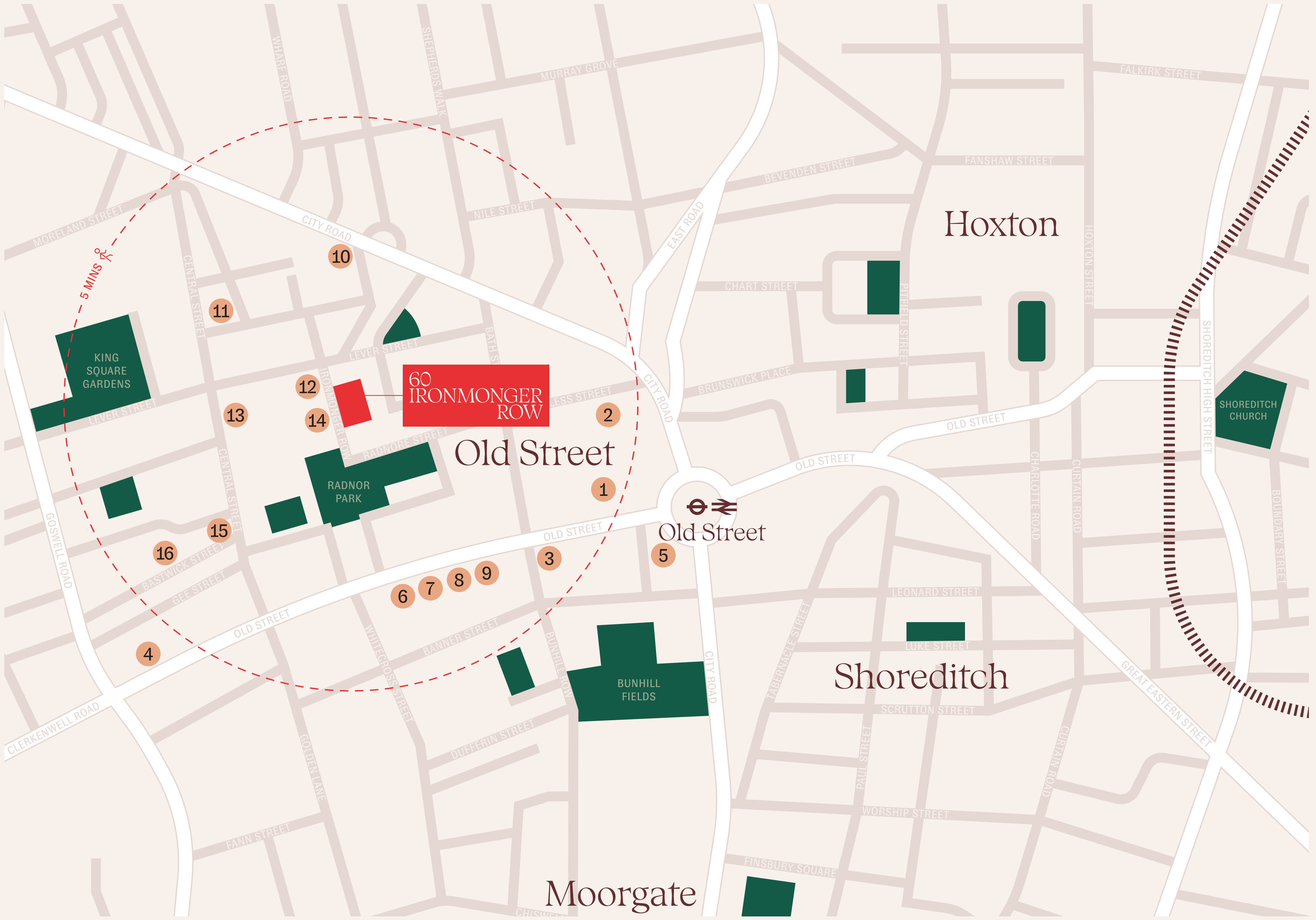




# Thriving neighbours

**Neighbours**

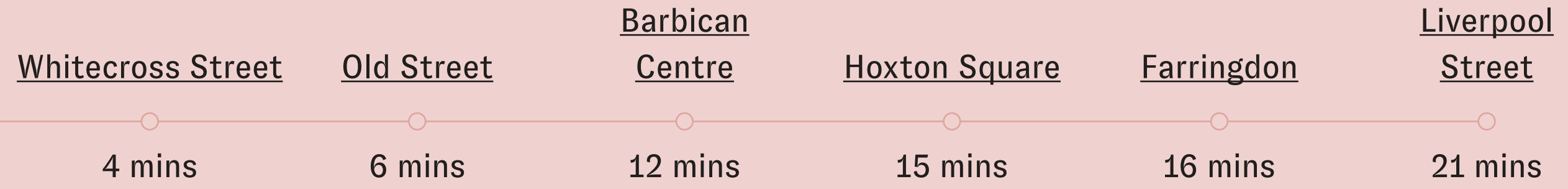
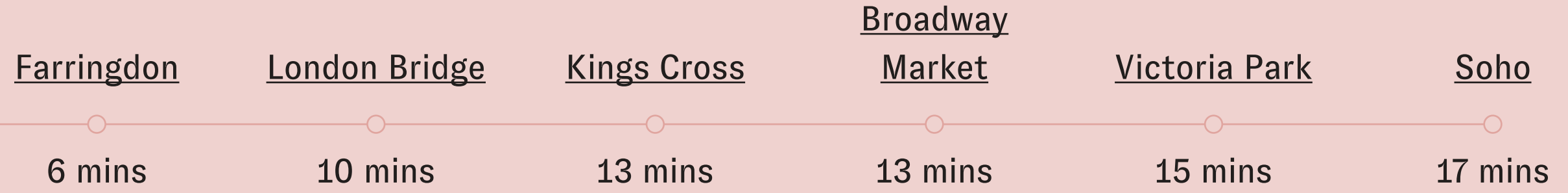
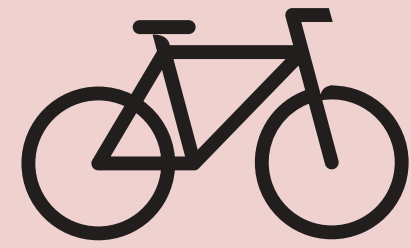
- 1 Farfetch
- 2 John Brown Media
- 3 Turner Broadcasting
- 4 Thirdway Group
- 5 Adobe Systems
- 6 Dazed and Confused
- 7 Accenture Song
- 8 Bolt
- 9 Seedrs
- 10 Stroke Association
- 11 V-Build
- 12 Inploi
- 13 Food at 52
- 14 Sensat
- 15 Village Communications
- 16 Sixteen3 Limited





# Centred in East

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.



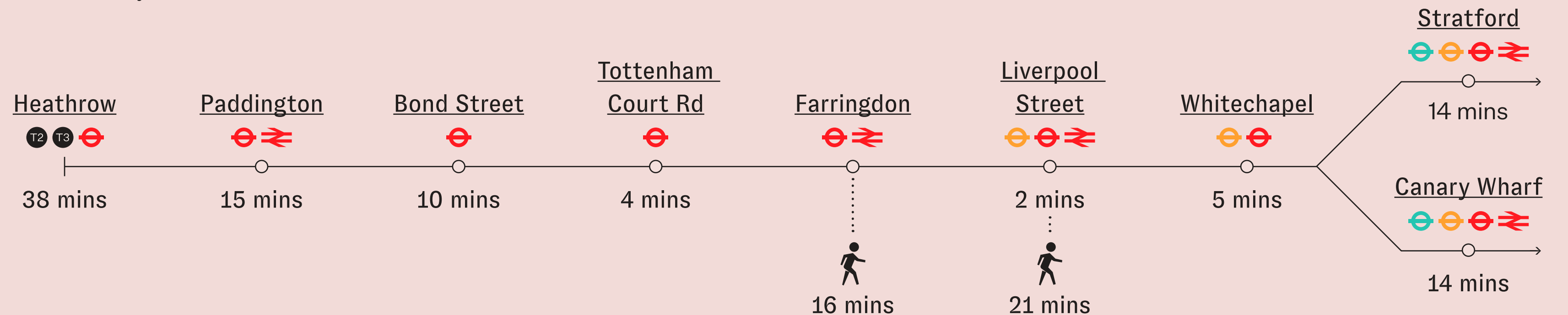
## Times to key stations



⊖ Kings Cross	14 mins
⊖ London Bridge	19 mins
⊖ Camden Town	18 mins
⊖ ⊕ Oxford Circus	24 mins
⊖ ⊖ Waterloo	26 mins

## The Elizabeth Line

Nearby Farringdon Station is part of the Elizabeth Line's transformative east west axis, with Canary Wharf just 14 minutes away.

















For more information  
or to see for  
yourselves, contact  
our joint agents...



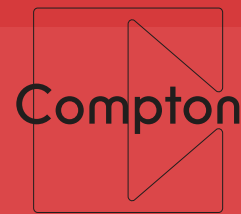
A multi-award-winning investment and asset management business leveraging deep operational expertise to drive exceptional value from real assets.

We approach our work with purpose and taste. We are a B Corp committed to a sustainable model. And we ask ourselves tomorrow's questions, today.



We leave assets in a better state than we found them.

Read our 2023 Impact Report [here](#)



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