

# Compton



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**Old Street**  
60 Ironmonger Row  
EC1V 3QR

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A unique self contained and fully fitted office unit with an external courtyard and terrace available to purchase!

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**For Sale**  
2,077 to 7,542 ft<sup>2</sup>

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020 7101 2020  
compton.london

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## Old Street

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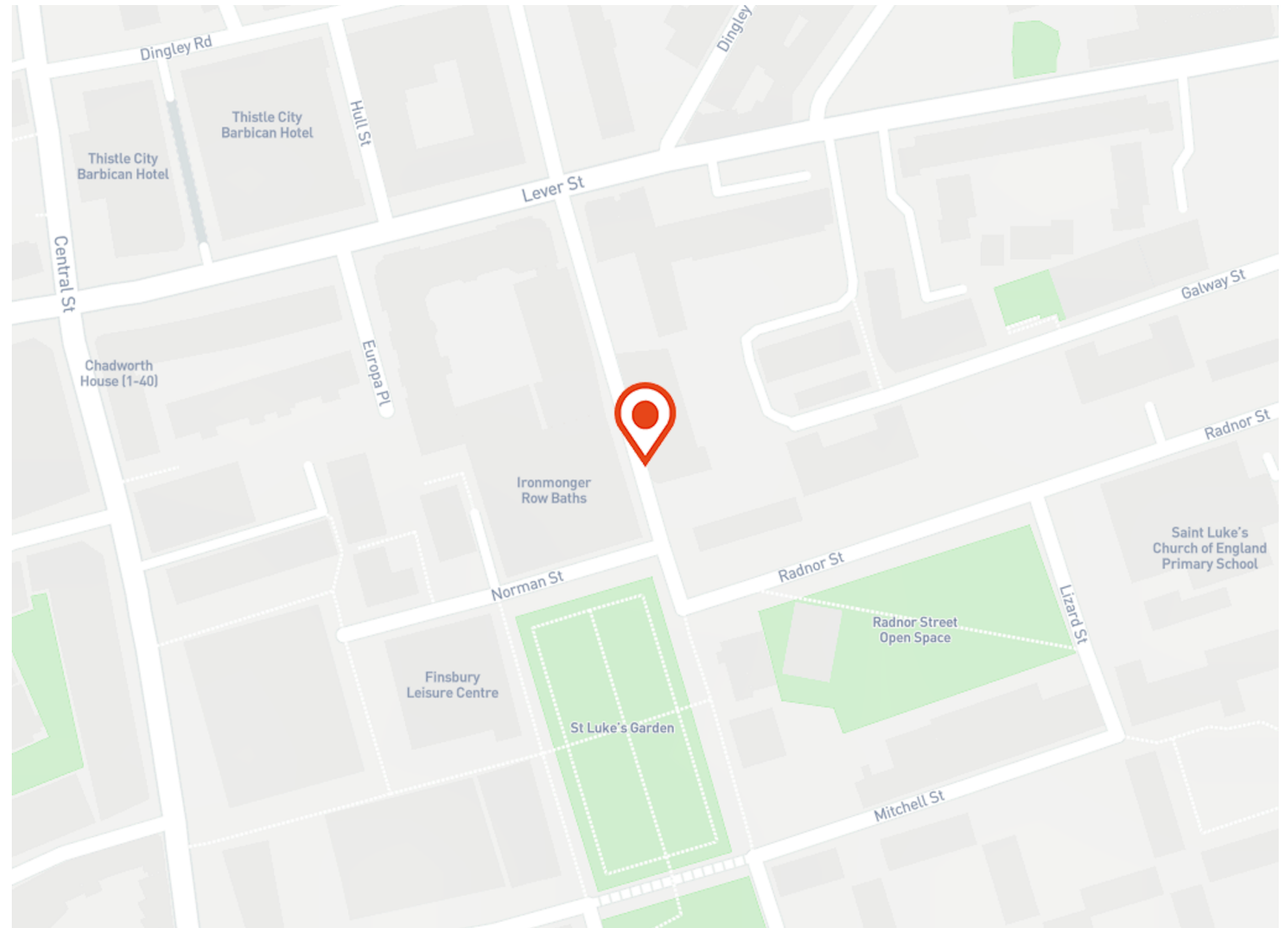
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## Location

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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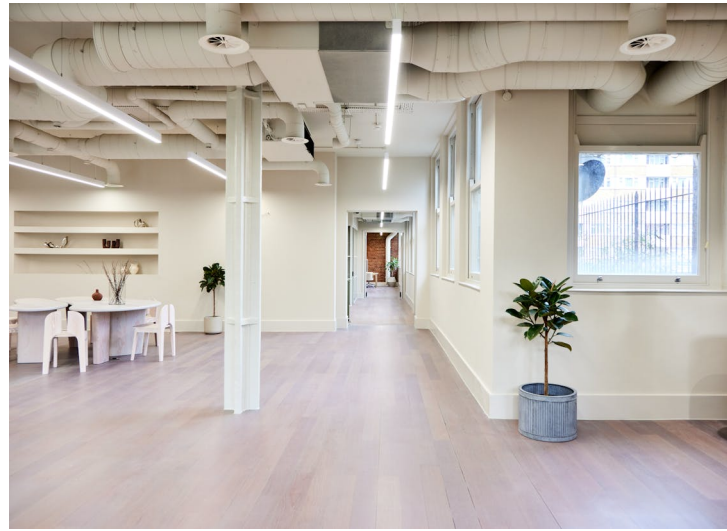
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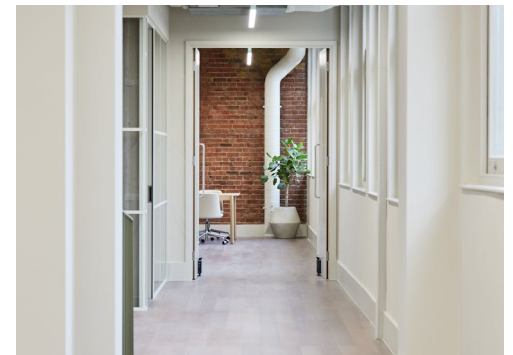
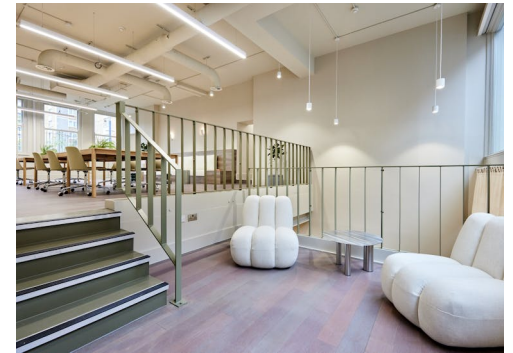
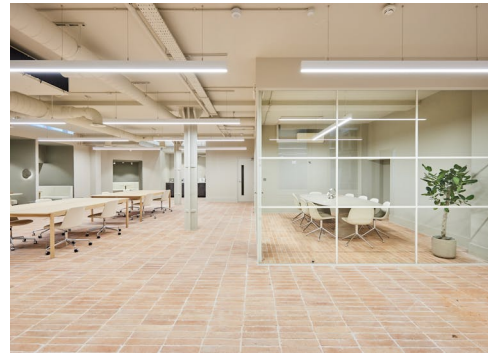
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## Amenities

- 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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## 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 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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## Content

Watch the film



View on Website



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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



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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Availability
Unit - Ground & Courtyard Floors	7,542	£5,750,000	£11	£2.50	£76	Available
Unit - 1 - Ground & Courtyard	5,392	£4,124,880	£11	£2.50	£13.50	Available
Unit - 2 - Ground & Courtyard	2,077	£1,588,905	£11	£2.50	£13.50	Available

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## Contact Us

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

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