

# Compton

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## Old Street

76 Ironmonger Row  
EC1V 3QR

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For Sale - Of Interest to Owner  
Occupiers & Investors - Self  
Contained Duplex Office in the  
Heart of the Old Street District.

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**For Sale**  
1,934 ft<sup>2</sup>

020 7101 2020  
compton.london



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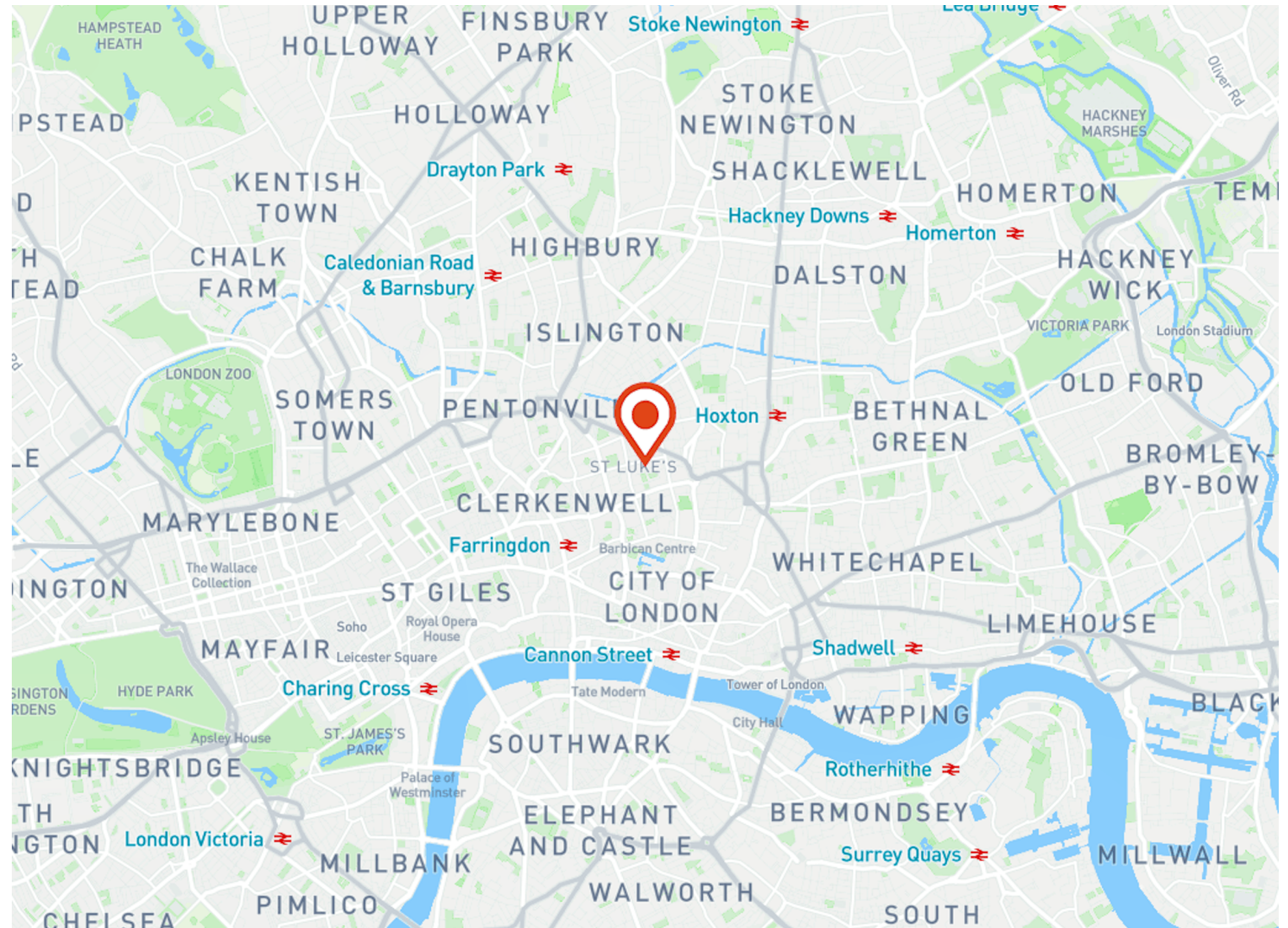
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## Location

Old Street Underground Station is just a short stroll away, providing swift access to the City and West End in less than 20 minutes. Quick connections to London Bridge and King's Cross offer seamless travel across the capital and beyond. Additionally, the building enjoys a prime location with plenty of local amenities nearby, including the vibrant Whitecross Street Food Market, all within easy walking distance.

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## Amenities

- Impressive Floor to Ceiling Height
- Warehouse Style Exterior
- Close proximity to Old Street Station
- Self-Contained Unit with Internal Staircase
- Private Courtyard
- Ground Floor Size - 935 Ft<sup>2</sup>
- Lower Ground Size - 999 Ft<sup>2</sup>

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## Description

Nestled within a beautifully preserved heritage Edwardian building, this self-contained duplex office space offers an exquisite blend of historical charm and modern functionality. Located just a stone's throw from the vibrant Old Street district, the property boasts its own private entrance, welcoming you into a workspace characterised by generous floor-to-ceiling heights and an abundance of natural light that floods every corner. The lower ground floor not only enjoys impressive natural illumination but also provides direct access to a serene garden, creating an idyllic setting for breaks and outdoor meetings. This exceptional office space harmonises classic elegance with contemporary amenities, making it an inspiring environment for any business. Tenure - 992 Years Remaining.

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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	Total year	Availability
Ground - & Lower Ground	1,934	£850,000	£9.87	£2.50	£12.37	£23,923.58	Available

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## Contact Us

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

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