



**TO LET**

**The Ivories, Islington,  
London, N1 2HY**

779 to 1,374 sq ft

Open plan office / studio  
space in Islington



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## Description

The property offers individual creative spaces and provides a range of open plan studios, offices and open plan offices. Each of the spaces are self contained, fully-managed and have their own entrances onto the central courtyard.

The building is located on a quiet street just off Essex Road, in the picturesque neighbourhood of Canonbury which provides a vast array of bars, pubs, shops and eateries.

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## Location

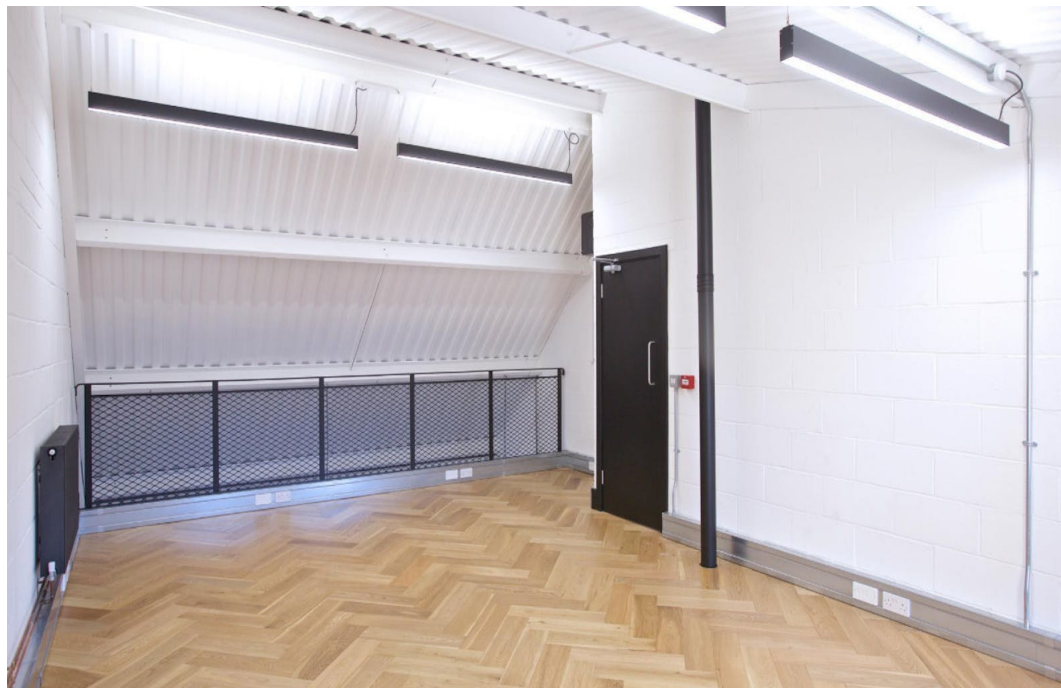
Situated in the London Borough of Islington, The Ivories sits just off Essex Road. Just a one minute walk from Essex Road Station (Great Northern Line) and accessible to both Highbury & Islington (Great Northern, Overground, and Victoria Lines) and Angel (Northern Line) Stations in under ten minutes, the building is extremely well connected.

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## Key points

- Unit 10A total internal space - 807 square feet
- Unit 12A total internal space - 779 square feet
- Warehouse style studios
- Creative open plan studios
- Unit 14 total internal space - 1,374 square feet
- Car parking and cycle parking
- Dog friendly
- Fantastic natural light and air conditioning





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## Accommodation

Name	sq ft	sq m	Availability
Unit - 10A	807	74.97	Available
Unit - 12A	779	72.37	Available
Unit - 14	1,374	127.65	Available

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## Viewing & Further Information



**Theo Beckford**  
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## Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£12.50 per sq ft
Service Charge	£4.50 per sq ft
VAT	On application
EPC	On application

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