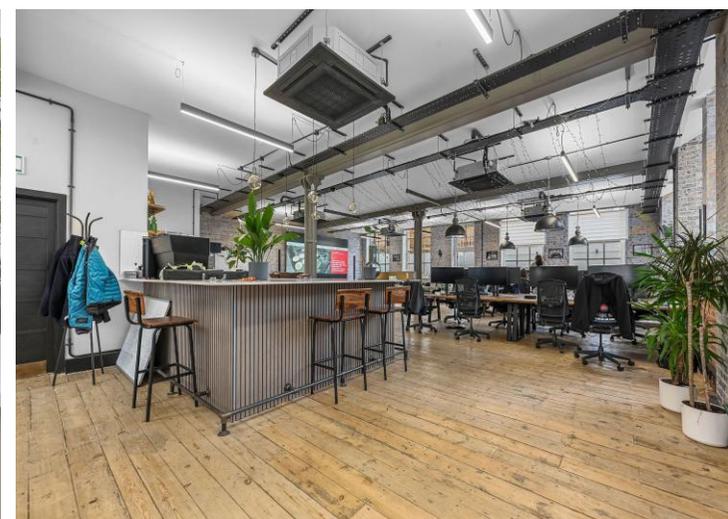
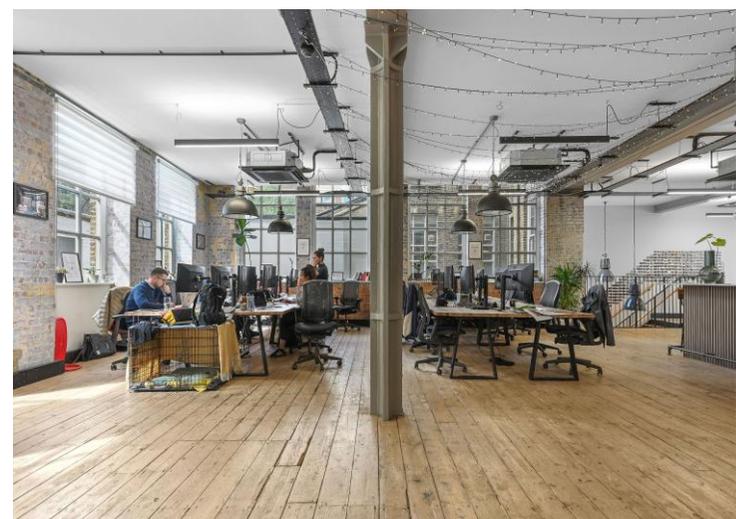
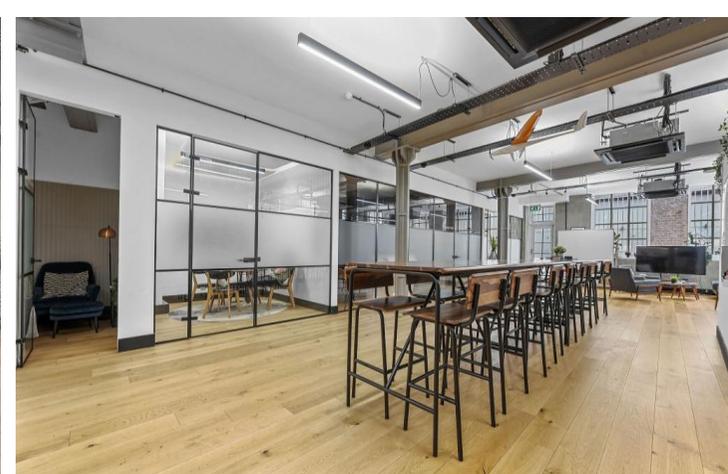


15 IRONMONGER ROW LONDON EC1V 3QG 3,902 sq ft



Total occupational costs less than £71 psf all inclusive



Ground and Lower Ground floors 3.902 sq ft / 362.50 sq m



LOCATION

The building is situated on Ironmonger Row, adjacent to St Lukes Gardens and public leisure centre known as The Baths. The building is a 5 minute walk to Old Street Station (Northern Line + Overground) and approx. 10 minutes to Barbican (Circle, Hammersmith + City and Metropolitan lines) and to the Elizabeth Line at Farringdon.

FLOOR AREAS

Ground	1,966 sq ft
<u>Lower Ground</u>	<u>1,936 sq ft</u>
Total	3,902 sq ft

LEASE

The property is available on the basis of an assignment of the existing lease which is for a term expiring August 2030. Alternatively a new sublease could be negotiated.

RENT

£48.00 psf (passing).

RATES

£17.96 psf approx.

SERVICE CHARGE

£4.50 psf approx.

TOTAL OCCUPATIONAL COSTS

£70.46psf approx.

DESCRIPTION

This former warehouse building has been fully refurbished to offer bright industrial style office floors.

Occupying the ground and lower ground floors, the space benefits from direct street access, with a large glazed frontage and ceiling heights of 3.5m+ on each floor.

The property has been fully fitted to include, original timber floors, exposed brickwork, multiple meeting rooms, call booths, two kitchens and demised WC's and showers with both floors benefitting from good natural light.

VIEWING & FURTHER INFORMATION



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