

15 IRONMONGER ROW, ECI

3,902 SQ FT
AUTHENTIC CONVERTED VICTORIAN
WAREHOUSE OFFICE/SHOWROOM
OLD STREET, ECI



15 IRONMONGER ROW

sensat

THE APARTMENTS



DESCRIPTION

Occupying the ground and lower ground within this beautifully restored original Victorian warehouse building. The space benefits from direct street access, with a large glazed frontage, 3.5m plus over both floors. Each floor also have excellent natural light, original timber floors, exposed brickwork and steel columns throughout. Additional features include, multiple meeting rooms, call booths, two kitchens, AC and demised WC's and showers.

AMENITIES



AIR
CONDITIONING



FULLY FITTED



WAREHOUSE
STYLE FEATURES



MEETING ROOMS



SHOWERS



EXCELLENT
NATURAL LIGHT



COURTYARD



GOOD FRONTAGE



GREAT CEILING
HEIGHTS

OFFICE/SHOWROOM WITH A PRIVATE COURTYARD



TRANSPORT

Old Street – 5 mins



Barbican – 12 mins



Farringdon – 15 mins



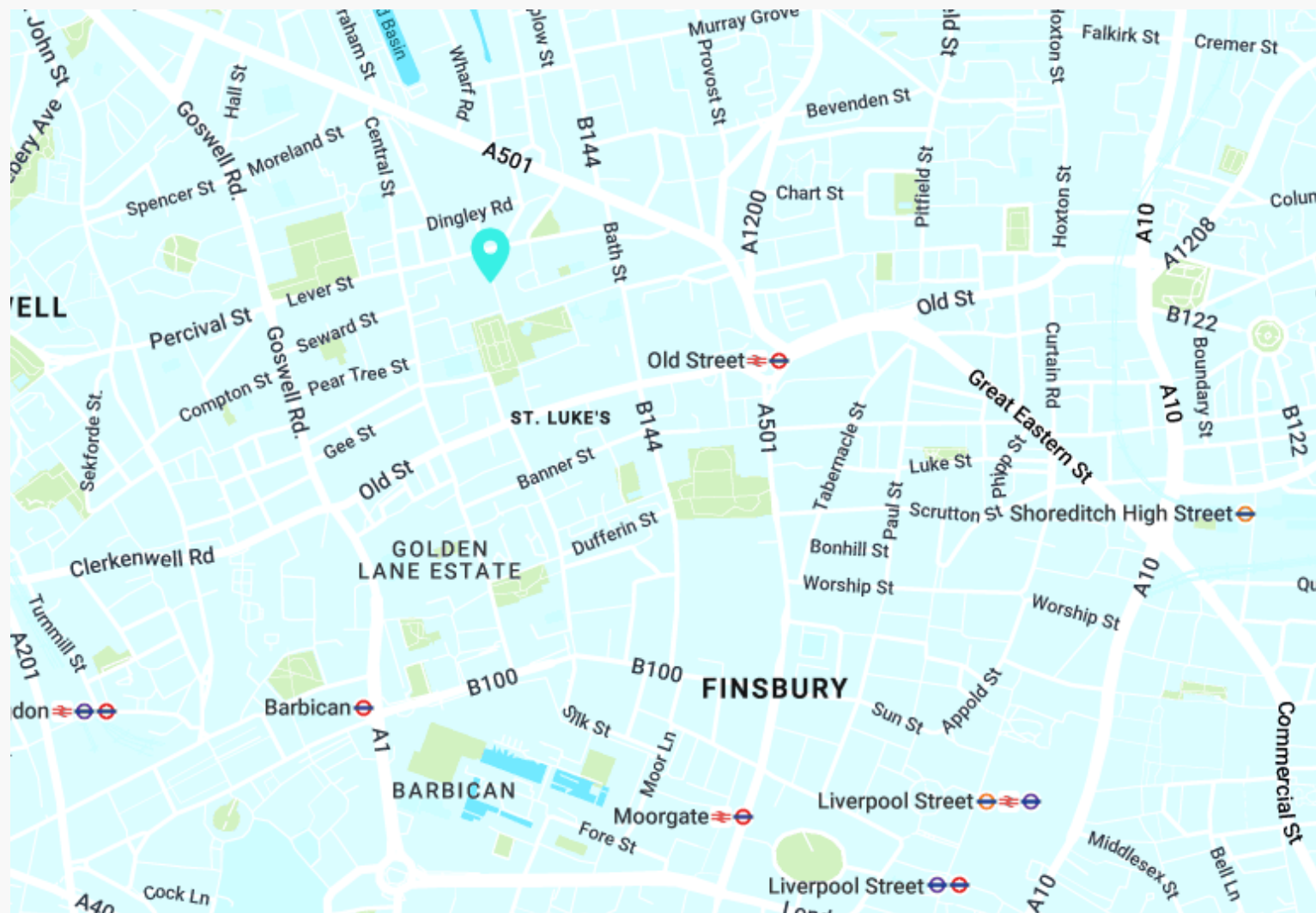
Angel – 15 mins



AREA

Located within the desirable Old Street district, the property enjoys a vast array of restaurants, bars and coffee shops nearby in Shoreditch. The area is also popular with various creative businesses and is a short walk from Clerkenwell Road, one of Europe's leading showroom destinations. Whitecross Street Market is also a short walk away, with its renowned street food offerings.

LOCATION



BELCOR

15 IRONMONGER ROW
EC1



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	1,966					
Lower Ground	1,936					
Total	3,902	Available	£48	£17.50	£4.50	£23,761

LEASE

Available on a sublease or assignment, for a term expiring August 2030, alternatively a new lease direct from freeholder by arrangement

TIMING

Available Immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

The premises can be offered on a managed basis via www.baseoffices.london

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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