

15 IRONMONGER  
ROW, ECI

3,902 SQ FT

AUTHENTIC CONVERTED VICTORIAN  
WAREHOUSE OFFICE/SHOWROOM  
OLD STREET, ECI





## 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

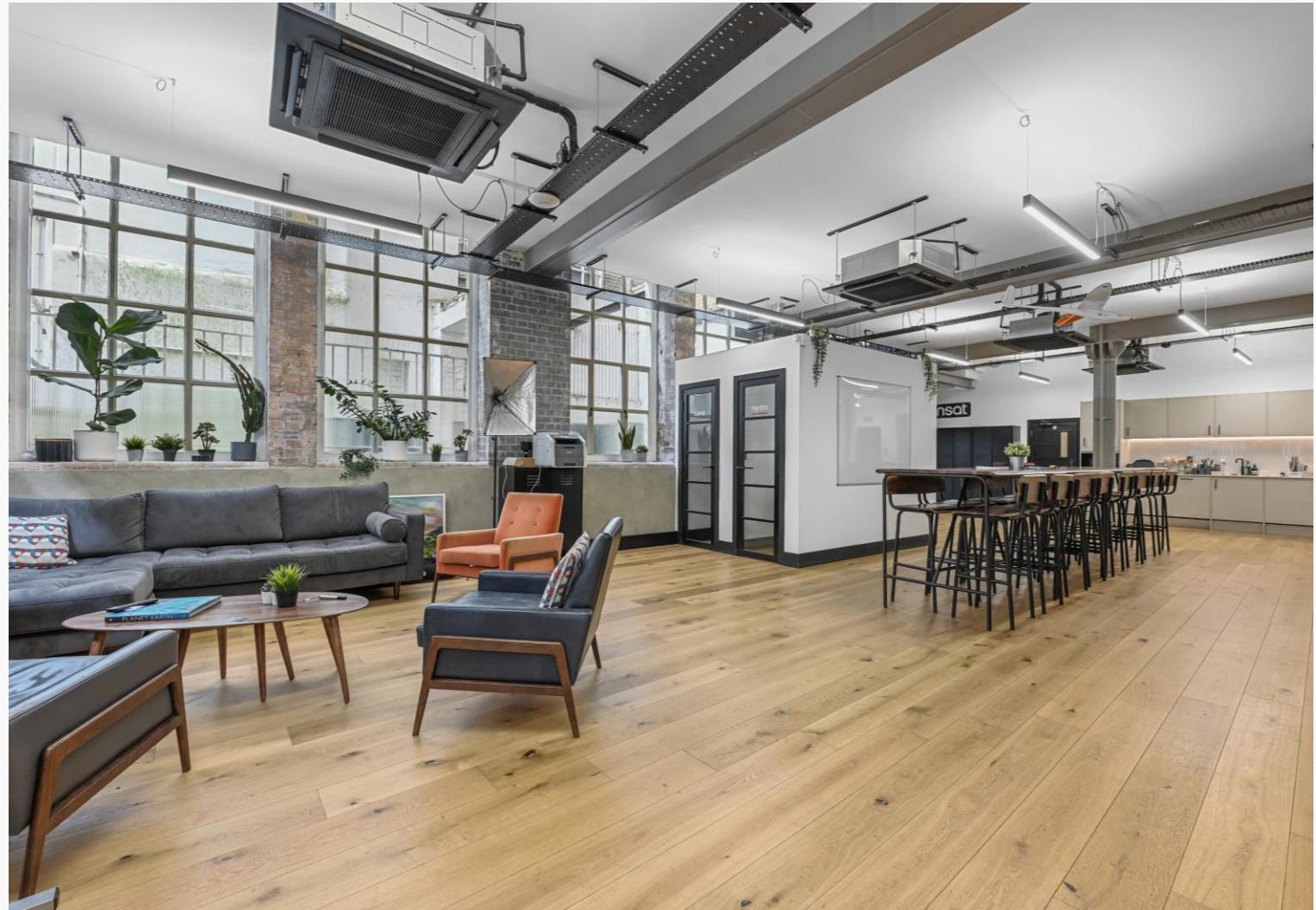


GOOD FRONTAGE



GREAT CEILING  
HEIGHTS

## OFFICE/SHOWROOM WITH A PRIVATE COURTYARD



## TRANSPORT

Old Street – 5 mins



Barbican – 12 mins



Farringdon – 15 mins



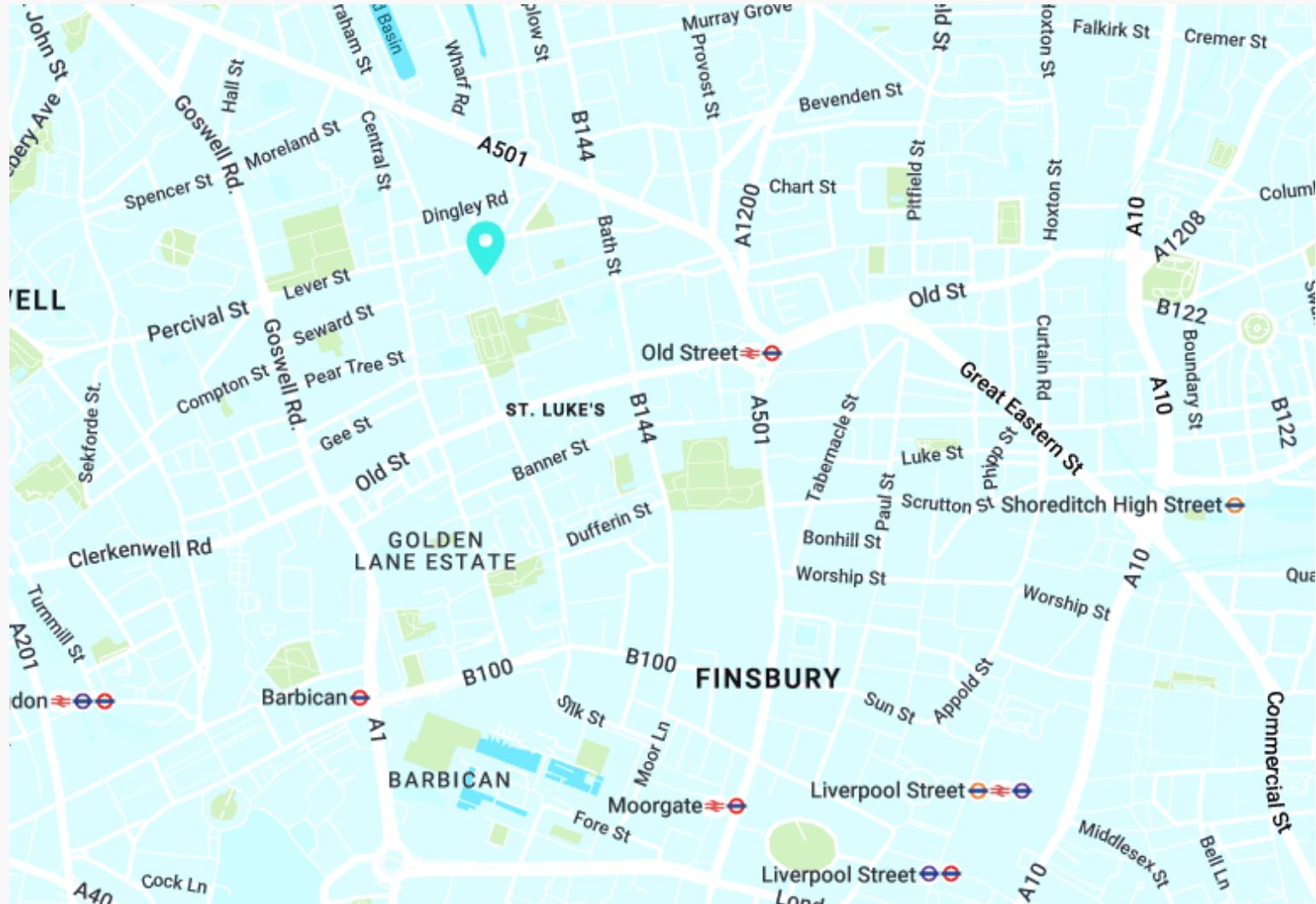
Angel – 15 mins



## AREA

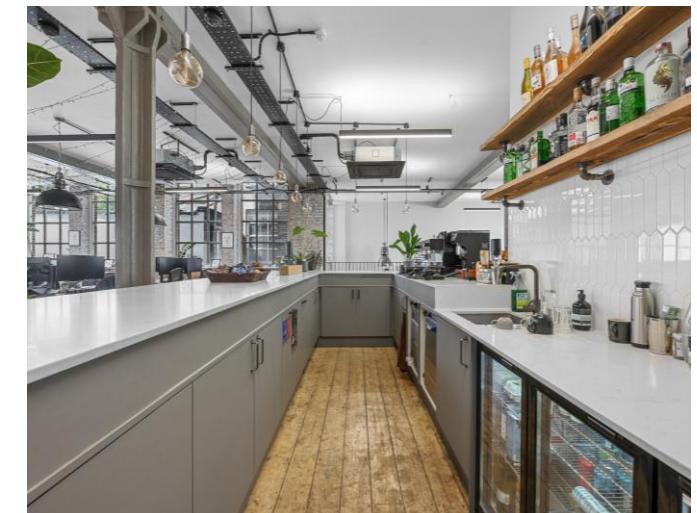
Located within the desirable Old Street district, the property enjoys a vast array of restaurants, bars and coffee shops nearby in Shoreditch. The area is also popular with various creative businesses and is a short walk from Clerkenwell Road, one of Europe's leading showroom destinations. Whitecross 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](http://www.baseoffices.london)

# VIEWINGS VIA SOLE AGENTS

BELCOR

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## TEAM



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