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bespoke commercial property consultants

60 ironmonger row london, ec1v

for rent & for sale

5,392 - 7,542 sq ft

a stylishly refurbished
warehouse conversion with self
contained entrances, excellent
natural light + terraces



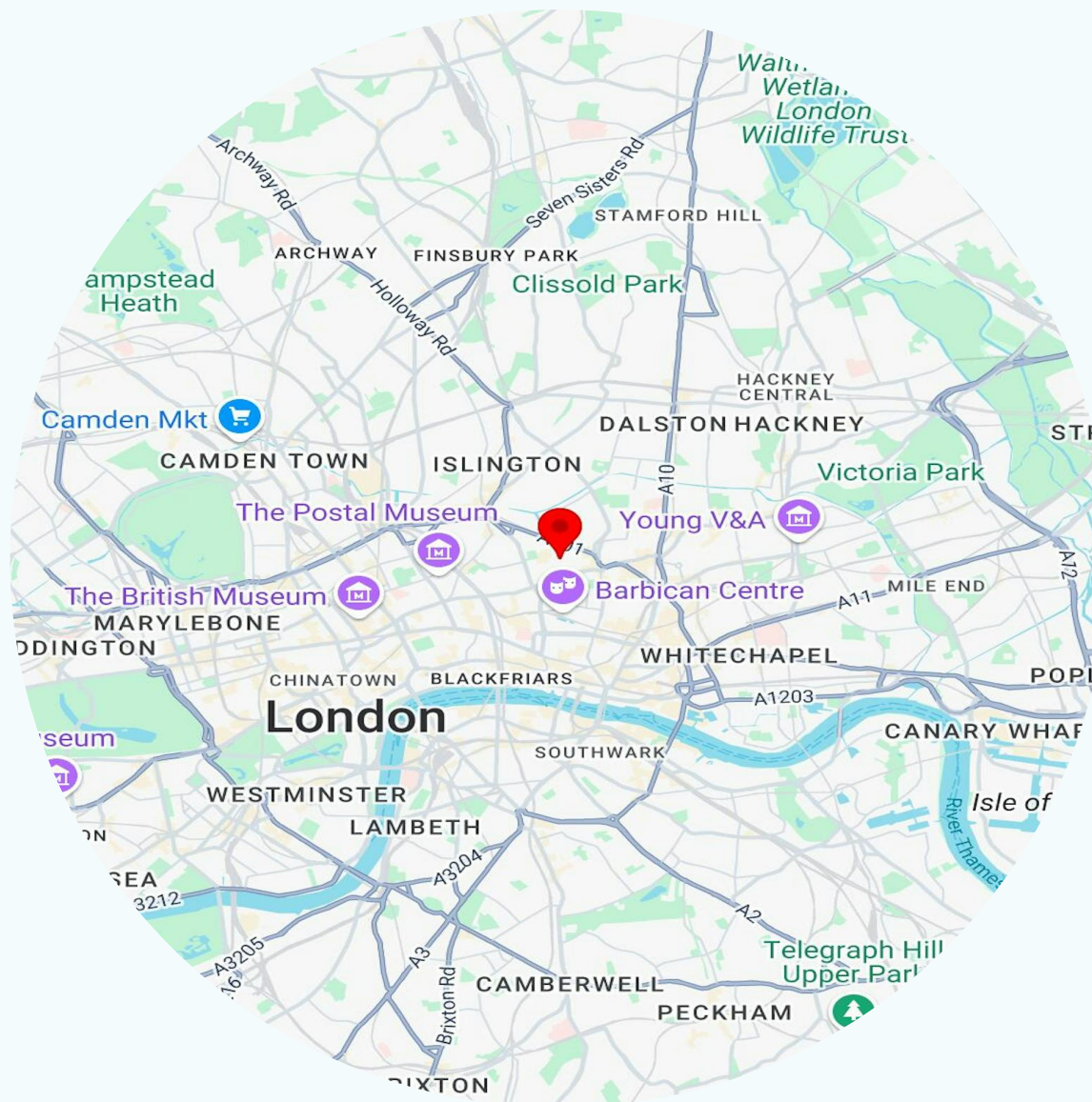
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location

the building is situated on the quaint ironmonger row, opposite the baths and across from the charming st lukes gardens.

the building is a 3 minute walk to old street station (northern + overground) and c. 8 minutes to barbican (circle, hammersmith + city and metropolitan lines) and 9 minutes to farringdon east (elizabeth line)



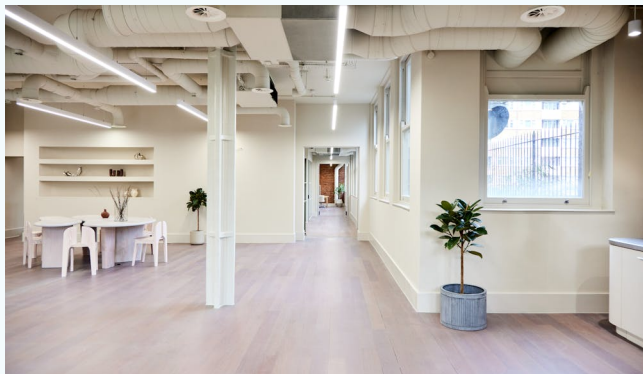
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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
unit - 1	5,392	500.93	available
unit - 2	2,077	192.96	under offer
total	7,469	693.89	

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amenities

- edwardian warehouse conversion
- self contained with own entrances
- excellent natural light throughout
- bespoke furniture throughout
- 3-phase power
- new air conditioning
- high end finishes throughout
- multiple terraces
- reclaimed terracotta tile from artisans of devizes
- 2 x kitchenettes
- ability to split into two units
- shower facilities
- bespoke reception desk made by uk makers
- secure bike storage

financials

rent	£49 per sq ft
price	offers in the region of £5,300,000 virtual freehold expiring 23rd june 3002
rates payable	£16 per sq ft
service charge	£2.50 per sq ft

legal fees

each party to bear their own costs

epc

b

vat

applicable

lease

new lease

possession

available immediately

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viewings & more information

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