

# The Ivories, 6-18 Northampton Street, London, N1 2HY

## **TO LET**

Office

779 to 808 sq ft / 72.4 to 75.1 sq m

£40 per sq ft

# Prominent and attractive art deco building with self-contained creative warehouse spaces with courtyard and parking



- Newly refurbished units
- Perimeter trunking
- Fibre to be installed
- Suspended lighting
- Parquet wooden flooring
- 24 hour access
- Built in kitchenettes
- Car parking spaces on request
- Internal courtyard
- Air conditioning



## Description

The Ivories comprise a prominent and attractive art deco building arranged over ground and two upper floors, with an internal courtyard, totalling 24,746 sq ft. The property provides a range of open-plan studios, offices and open plan spaces. Each of the spaces is self-contained and have their own entrances onto the central courtyard. The units have been recently refurbished offering a creative warehouse feel throughout.

## Location

The Ivories is located on Northampton Street, close to the junction of Essex Road. The property is located in the London Borough of Islington is renowned as a haven for shoppers, diners and theatre-goers attracting many people to the area. Upper Street is a short walk to the west which provides a particularly diverse range of occupiers. It is located close to Essex Road Underground Station (1 min walk), Canonbury Overground Station (7 min walk) and Highbury and Islington Underground Station -Victoria Line (10 min walk).



## Accommodation / Availability

Unit	Sq ft	Rent	Rates Payable (sq ft)	Service charge	Total month	Availability
Unit - IV.10A	807	£40 /sq ft	On Application	£5.15 /sq ft	£3,036.34	Available
Unit - IV.11A	808	£40 /sq ft	On Application	£5.15 /sq ft	£3,040.10	Available
Unit - IV.12A	779	£40 /sq ft	On Application	£5.15 /sq ft	£2,930.99	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Fitted

### Contacts

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#### Further Information

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