



60 Ironmonger Row

London, EC1V 3QR

**Workspace unlike any other.
A unique self contained and
fully fitted office unit with an
external courtyard and
terrace.**

2,077 to 15,011 sq ft
(192.96 to 1,394.57 sq m)

- Edwardian warehouse conversion
- Bespoke reception desk made by UK Makers
- Bespoke hanging installation
- Bespoke furniture
- Secure bike storage
- Shower facilities
- Reclaimed terracotta tile from Artizans of Devizes
- New air conditioning
- 2x Kitchenettes

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Summary

Available Size	2,077 to 15,011 sq ft
Rent	£115 per sq ft Fully Managed
EPC Rating	Upon enquiry

Description

A two floored Edwardian warehouse conversion with terraces on an historic street in Old Street’s cutting edge tech and fashion district, 60 Ironmonger’s interior is radically designed by the visionaries at House of Grey and expertly curated for creative collaboration to thrive.

The makers and artisans who’ve furnished our interiors have responded to the natural and person centered themes of House of Grey’s design aesthetic. With the emphasis on bespoke pieces and organic materials, they uphold the narrative that multisensory design really can improve health.

In this workplace of the future, every detail has been meticulously thought out. The ambience of House of Grey’s design aesthetic extends to the carefully sourced lighting and ironmongery that has been used throughout. Flexible meeting rooms powered by the latest technology are cooled by state of the art air conditioning. Clean air means a clear mind and the four outdoor terraces provide further wellness points.

Location

With Old Street underground station a short walk away, you can be in the City and West End in less than 20 minutes, while quick connections to London Bridge and King’s Cross opens upon the whole of the capital and beyond. The building is also well positioned with ample local amenities such as Whitecross Street Food market within a short walk.

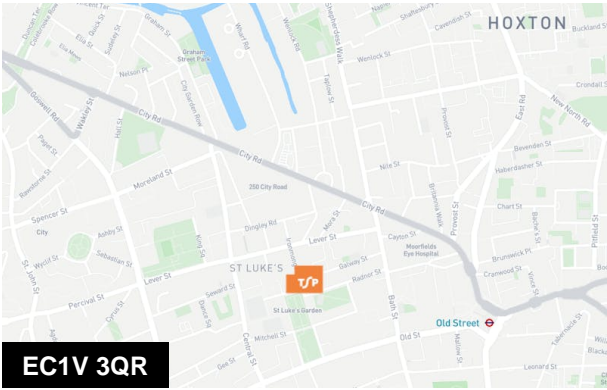
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Total month	Total year	Availability
Unit - Ground & Courtyard Floors	7,542	700.67	£115 /sq ft Fully Managed	£72,277.50	£867,330	Available
Unit - 1 - Ground & Courtyard Floors	5,392	500.93	£115 /sq ft Fully Managed	£51,673.33	£620,080	Available
Unit - 2 - Ground & Courtyard Floors	2,077	192.96	£115 /sq ft Fully Managed	£19,904.58	£238,855	Available
Total	15,011	1,394.56		£143,855.41	£1,726,265	

Fit out specification

- 54 Workstations (option for further 16-24 workstations)
- 12 person meeting room, 2x 4 person meeting rooms
- 2x 2 person niches, 4x 6 person niches
- 8x banquette seating
- 6 person collab table



Viewing & Further Information



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