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bespoke commercial property consultants

## 60 ironmonger row london, ec1v

for rent & for sale

2,077 - 7,542 sq ft

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



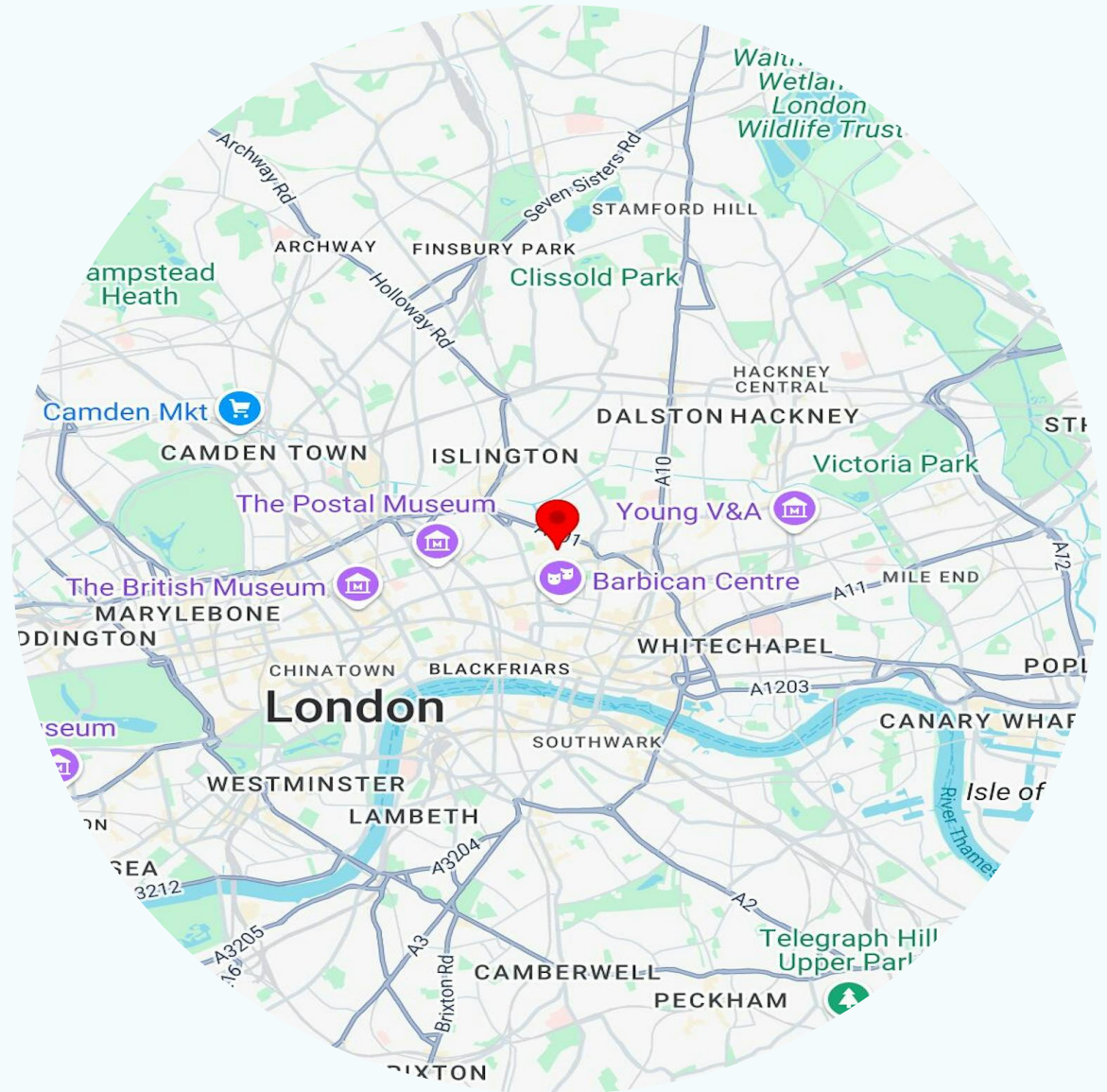
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## location

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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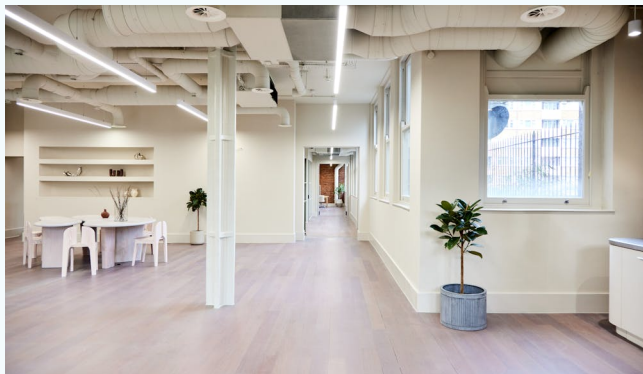


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## accommodation

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	available
total	7,469	693.89	

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### amenities

- edwardian warehouse conversion
- self contained with own entrances
- excellent natural light throughout
- bespoke reception desk made by uk makers
- bespoke furniture throughout
- 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
- secure bike storage

### financials

rent	£49 per sq ft
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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