

Commercial Office Space
1,646 sq. ft. / 152.9 sq. m.
Newly refurbished media style office

TO LET

19-23 Ironmonger Row, London EC1V



LOCATION

The property is well located a short distance from Old Street, the vibrant street market of White Cross Street and the local amenities of both Clerkenwell and Shoreditch.

Finsbury Leisure Centre and the recently restored gym, swimming pool and day spa of Ironmonger Row Baths are both within the immediately area.

TRANSPORT

Old Street (Northern Line + First Capital Connect)

Barbican (Circle, Metropolitan, Hammersmith & City lines)

Farringdon (Circle, Metropolitan, Hammersmith & City lines and First Capital Connect)

Buses 55 & 243



DESCRIPTION

The property offers newly refurbished, bright, open plan office accommodation on the ground floor.

Boasting a generous floor to ceiling height with large windows the space also benefits from new modern lighting and new comfort cooling.

AMENITIES

- Newly refurbished
- Excellent natural light
- 3.25m floor to ceiling height
- New suspended modern lighting
- New comfort cooling system
- Central heating
- Perimeter trunking
- Kitchen area
- Demised WC
- Entry phone system

APPROXIMATE FLOOR AREA

Ground floor 1,646 sq. ft. 152.9 sq. m.

LEASE

New flexible lease terms are available for a term by arrangement.

RENT

£53,495 p.a. (£32.50 per sq. ft.)

SERVICE CHARGE

The current service charge equates to approx. £12,230 p.a. (£7.43 per sq. ft.) plus VAT.

RATES

The rates payable for 2014/15 are approx. £16,388 p.a. (£9.96 per sq. ft.)

These figures are sourced from www.businesslink.gov.uk

Interested parties must verify these figures with the London Borough of Islington.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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