

Newly Refurbished  
-  
Flexible Lease Terms



THE IVORIES

# THE IVORIES

6-18 Northampton Street, Islington, N1 2HY

THE WORKPLACE CO. 



## LEASE TERM

Available by way of new leases direct from the landlord.

## DESCRIPTION

The Ivories is an attractive art deco building arranged over ground and two upper floors, with an internal courtyard and a communal outdoor garden. The property offers individual creative spaces and provides a range of open plan studios, offices and open plan offices. Each of the spaces are self-contained and have their own entrances onto the central courtyard.

## AMENITIES

- Newly refurbished
- Air conditioning
- Central heating
- Cycle racks
- Drop down strip LED lighting
- Parquet flooring
- Fitted kitchenette
- Galvanised metal perimeter trunking
- Car parking
- Communal outdoor garden
- Fitted options available
- EPC - TBC

## AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Unit 1	566	POA	£0	£5.00	POA	Available
Unit 2	559	POA	£0	£5.00	POA	Under offer
Unit 3	556	POA	£0	£5.00	POA	Available
Unit 4	392	POA	£0	£5.00	POA	Under offer
Unit 5	1,417	POA	£10.31	£5.00	POA	Available
Unit 6	591	POA	£0	£5.00	POA	Available



## CONTACT

Robin Thomas

020 3597 6471

rt@theworkplacecompany.co.uk

Harry James

020 7993 8075

hj@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET,  
EAST POULTRY AVENUE, LONDON, EC1A 9LH

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

## AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Unit 8	1,242	POA	£10.55	£5.00	POA	Under offer
Unit 9a	634	POA	£6.42	£5.00	POA	Available
Unit 10	1,230	POA	£10.66	£5.00	POA	Available
Unit 11	439	POA	£0	£5.00	POA	Under offer
Unit 11a	808	POA	£9.87	£5.00	POA	Available
Unit 12a	779	POA	£10.87	£5.00	POA	Available
Unit 13	977	POA	£9.07	£5.00	POA	Under offer
Unit 14	1,374	POA	£9.81	£5.00	POA	Available
Unit 16	878	POA	£10.09	£5.00	POA	Available
Unit 17	866	POA	£10.21	£5.00	POA	Available
Unit 18	632	POA	£0	£5.00	POA	Under offer
Unit 19	1,394	POA	£9.69	£5.00	POA	Available
Unit 20	1,618	POA	£9.86	£5.00	POA	Available
Unit 21	1,253	POA	£9.74	£5.00	POA	Available
Unit 23	1,843	POA	£9.68	£5.00	POA	Available
Unit 24	1,287	POA	£9.73	£5.00	POA	Available