



# THE IVORIES

[www.the-ivories.co.uk](http://www.the-ivories.co.uk)

6-18 Northampton Street, Islington, N1 2HY

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THE IVORIES - ISLINGTON - N1 2HY

# THE TEAM

## BUILDING & MAINTENANCE ENQUIRIES

### **Robert Forbes & Miles Savage**

Property Manager, St Andrews Bureau

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## LEASING ENQUIRIES

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### **Robin Thomas**

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THE TEAM

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# LOCAL AREA



- 1 Smokehouse
- 2 Akari
- 3 Ottolenghi Islington
- 4 Five Guys
- 5 Everyman Cinema
- 6 Barrio Angel
- 7 Brilliant Corners
- 8 Chick " Sours
- 9 North by Northwest
- 10 Prawn on the Lawn
- 11 The Marquess Tavern
- 12 52A Coffee House
- 13 The Coffee Works Project
- 14 The Breakfast Club



# ON SITE AMENITIES



## PARKING

- There are 14 car parking spaces.
- Spaces are licensed to tenants and all vehicles onsite are monitored regularly to ensure tenants with parking have access to their dedicated space.



## BICYCLE STORAGE

- We have bicycle storage facilities located in the courtyard and communal garden.



## COMMUNAL GARDEN

- A unique feature at The Ivories is the communal garden.
- There is seating available for you to sit and relax.
- As a tenant you will also be able to host client events.



# COVID 19 UPGRADES

## COVID 19 UPGRADES



### Own Front Door

To minimise contact between people using dedicated doors



### Own Kitchen & WC's

To limit the number of people at any one time using typically busy areas



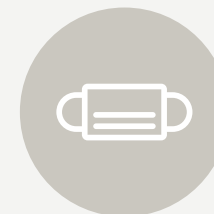
### Sanitisation Points

In order to keep the workplace a healthy and virus free environment



### Large Outdoor Areas

Good ventilation can help reduce the risk of spreading coronavirus, preferably through fresh air



### PPE Available

Suitable personal protective equipment will be provided to all tenants

# UNIT SPECIFICATION

The Ivories comprise a prominent and attractive art deco building arranged over ground and two upper floors. The property provides a range of open plan studios, offices and open plan spaces. Each of the spaces are self-contained and have their own entrances onto the central courtyard.

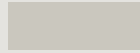
The units have been recently refurbished offering a creative warehouse feel throughout that includes:

- Brand new air conditioning
- New kitchenettes
- Perimeter trunking
- New parquet wooden flooring
- Demised WC's
- New lighting
- 24 hour access
- Superfast fibre broadband

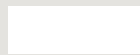


# FLOOR PLANS – GROUND FLOOR

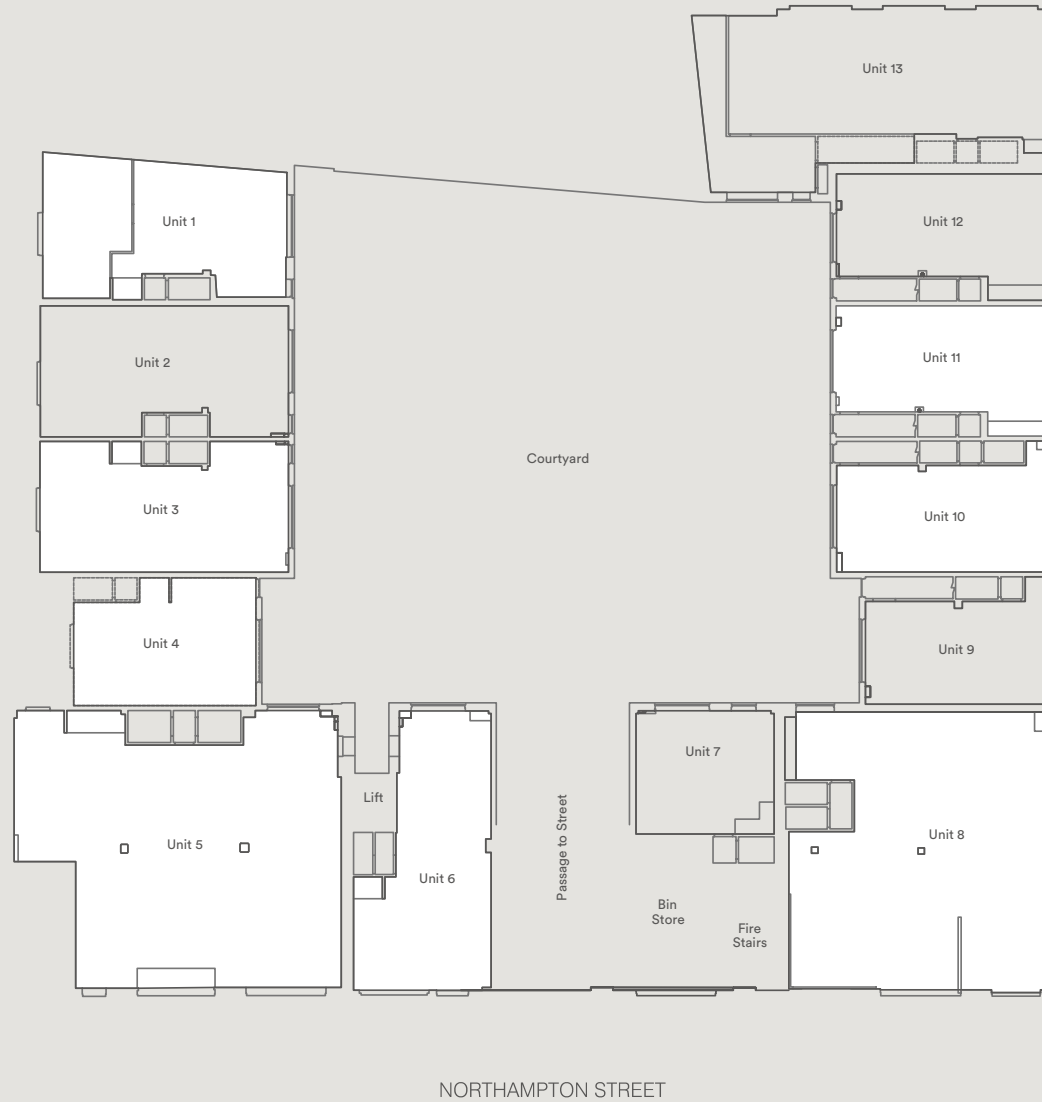
Occupied Units



Available Units

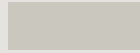


Unit 1	566 sq ft
Unit 3	556 sq ft
Unit 4	392 sq ft
Unit 5	1,417 sq ft
Unit 6	560 sq ft
Unit 8	1,242 sq ft
Unit 10	1,230 sq ft
Unit 11	439 sq ft

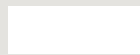


# FLOOR PLANS – FIRST FLOOR

Occupied Units



Available Units



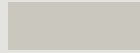
Unit 9a	634 sq ft
Unit 10	1,230 sq ft
Unit 11a	808 sq ft
Unit 12a	779 sq ft
Unit 14	1,374 sq ft
Unit 15	929 sq ft
Unit 16	878 sq ft
Unit 17	866 sq ft
Unit 18	632 sq ft
Unit 19	1,394 sq ft
Unit 20	1,618 sq ft
Unit 21	1,253 sq ft



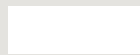


# FLOOR PLANS – SECOND FLOOR

Occupied Units

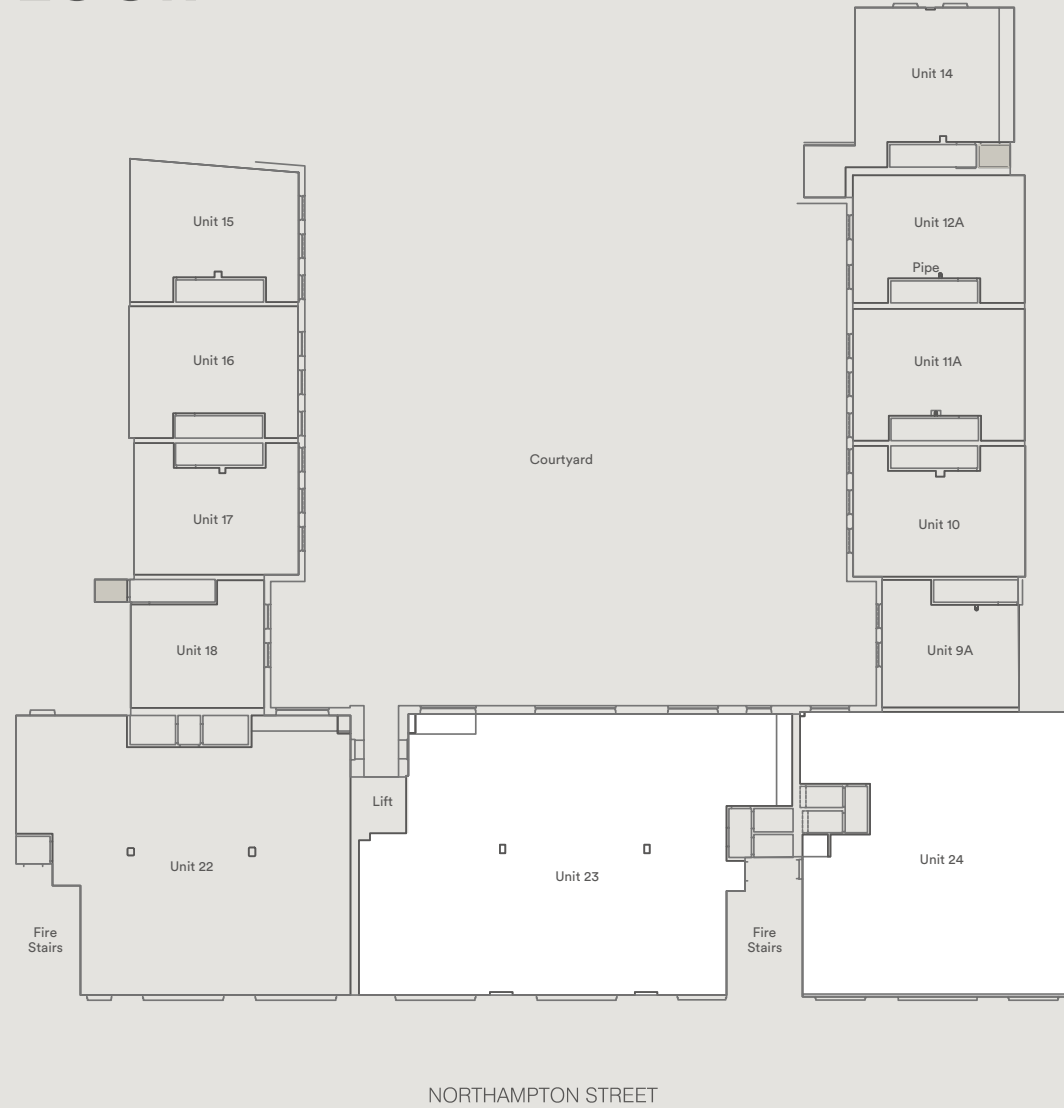


Available Units



Unit 23 1,843 sq ft

Unit 24 1,287 sq ft





# DEMISE PLANS – UNIT 3

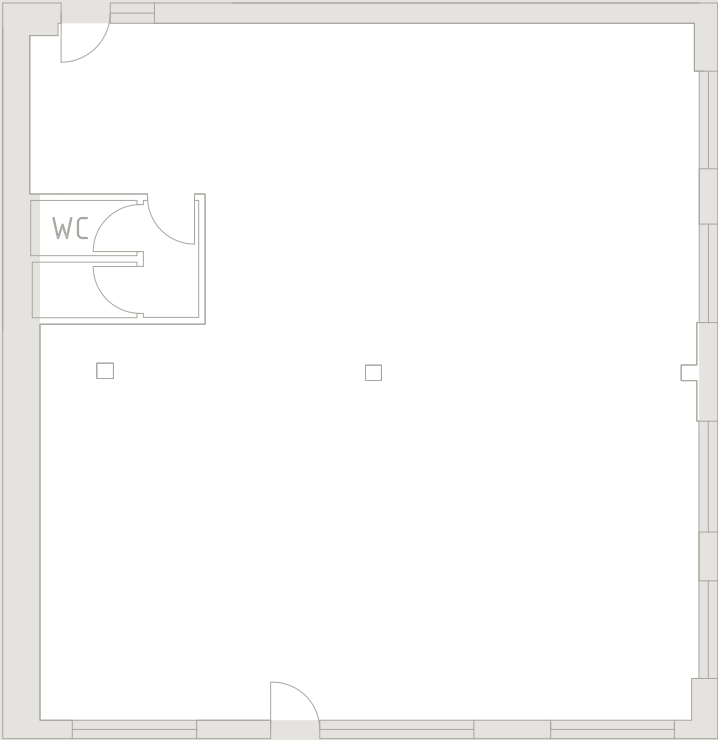


1	3	5	6	8	9	10	11	12	14	16	17	18	19	20	21	23	24
THE TEAM		LOCAL AREA		ON SITE AMENITIES		COVID 19 UPGRADES		UNIT SPECIFICATION		FLOOR PLANS		DEMISE PLANS		MOVE IN DAY		FAQS	



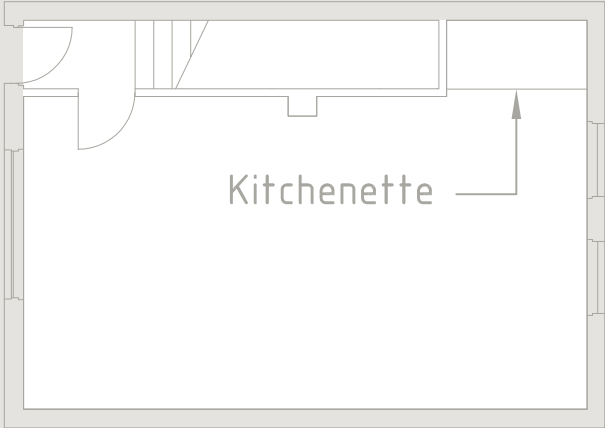


# DEMISE PLANS – UNIT 8



1	3	5	6	8	9	10	11	12	14	16	17	18	19	20	21	23	24
THE TEAM		LOCAL AREA		ON SITE AMENITIES		COVID 19 UPGRADES		UNIT SPECIFICATION		FLOOR PLANS		DEMISE PLANS		MOVE IN DAY		FAQS	

# DEMISE PLANS – UNIT 9



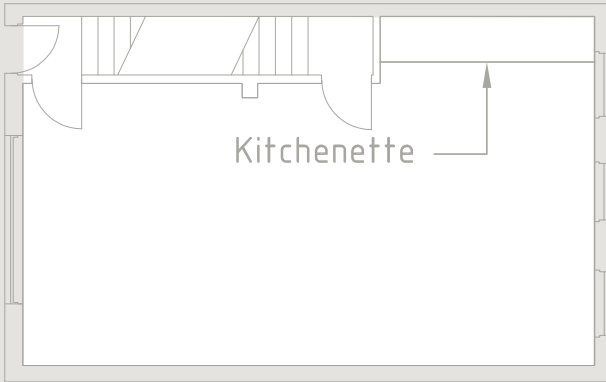
**UNIT 9A (first floor)**

1	3	5	6	8	9	10	11	12	14	16	17	18	19	20	21	23	24
THE TEAM		LOCAL AREA		ON SITE AMENITIES		COVID 19 UPGRADES		UNIT SPECIFICATION		FLOOR PLANS		DEMISE PLANS		MOVE IN DAY		FAQS	

# DEMISE PLANS – UNIT 10



**UNIT 10 (ground floor)**



**UNIT 10A (first floor)**

1	3	5	6	8	9	10	11	12	14	16	17	18	19	20	21	23	24
THE TEAM		LOCAL AREA		ON SITE AMENITIES		COVID 19 UPGRADES		UNIT SPECIFICATION		FLOOR PLANS		DEMISE PLANS		MOVE IN DAY		FAQS	



# DEMISE PLANS – UNIT 11



**UNIT 11 (ground floor)**



**UNIT 11A (first floor)**

1	3	5	6	8	9	10	11	12	14	16	17	18	19	20	21	23	24
THE TEAM		LOCAL AREA		ON SITE AMENITIES		COVID 19 UPGRADES		UNIT SPECIFICATION		FLOOR PLANS		DEMISE PLANS		MOVE IN DAY		FAQS	

# DEMISE PLANS – UNIT 12

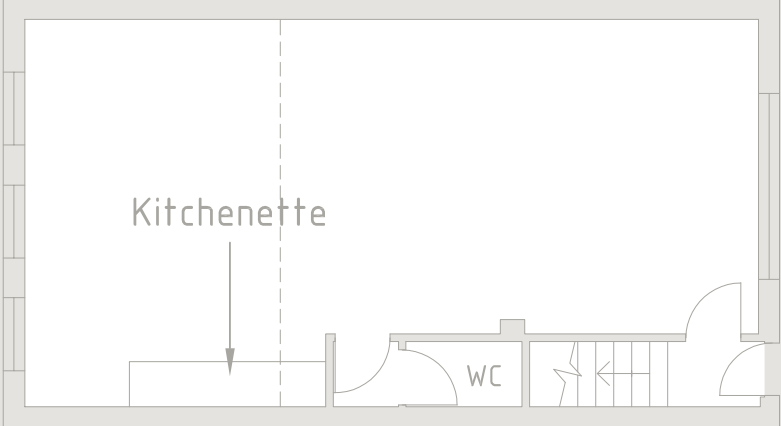


**UNIT 12A (first floor)**

1	3	5	6	8	9	10	11	12	14	16	17	18	19	20	21	23	24
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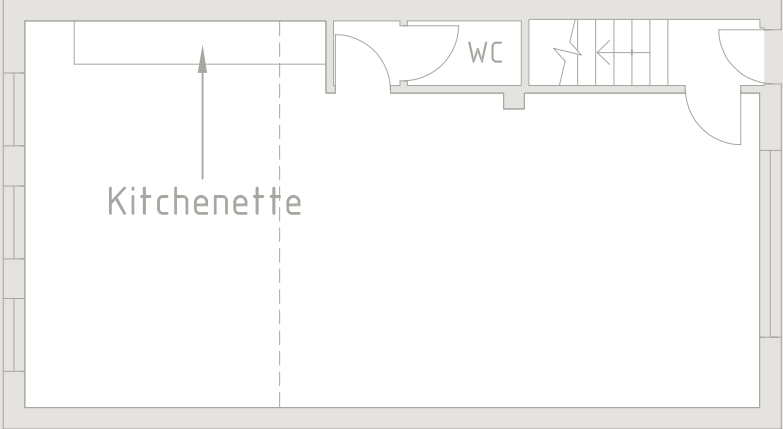
# DEMISE PLANS – UNIT 16



**UNIT 14 (first floor)**

1	3	5	6	8	9	10	11	12	14	16	17	18	19	20	21	23	24
THE TEAM		LOCAL AREA		ON SITE AMENITIES		COVID 19 UPGRADES		UNIT SPECIFICATION		FLOOR PLANS		DEMISE PLANS		MOVE IN DAY		FAQS	

# DEMISE PLANS – UNIT 17



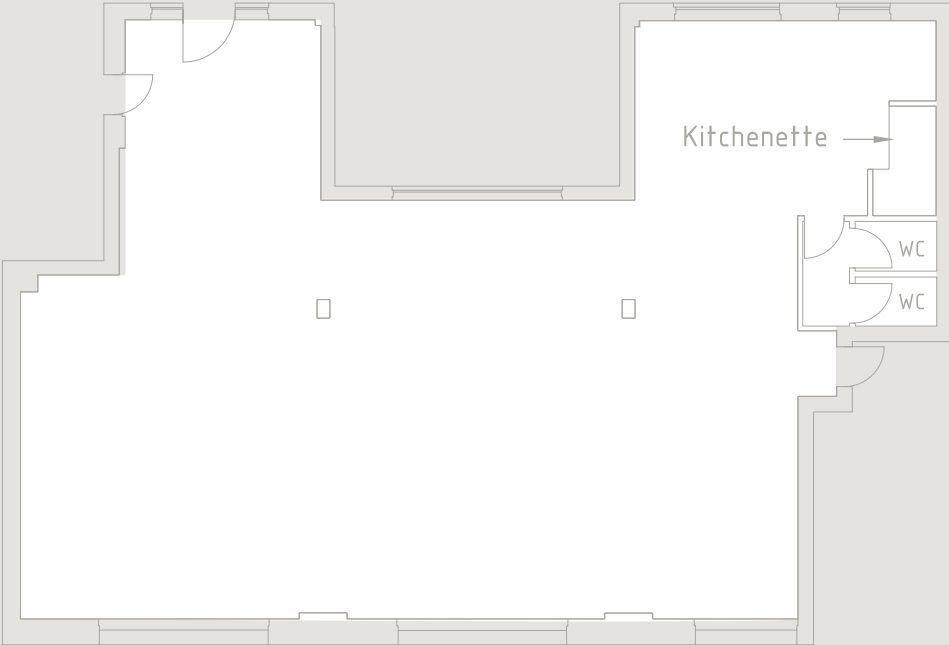
**UNIT 17 (first floor)**

1	3	5	6	8	9	10	11	12	14	16	17	18	19	20	21	23	24
THE TEAM		LOCAL AREA		ON SITE AMENITIES		COVID 19 UPGRADES		UNIT SPECIFICATION		FLOOR PLANS		DEMISE PLANS		MOVE IN DAY		FAQS	





# DEMISE PLANS – UNIT 20

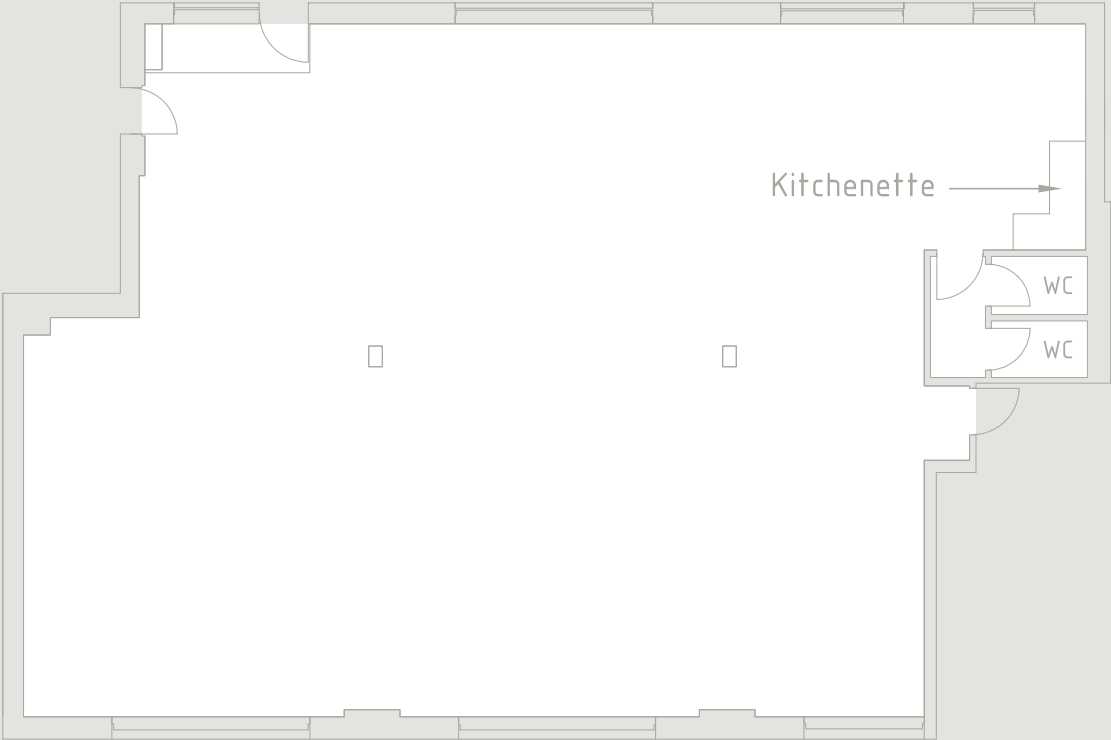


1	3	5	6	8	9	10	11	12	14	16	17	18	19	20	21	23	24
THE TEAM		LOCAL AREA		ON SITE AMENITIES		COVID 19 UPGRADES		UNIT SPECIFICATION		FLOOR PLANS		DEMISE PLANS		MOVE IN DAY		FAQS	





# DEMISE PLANS – UNIT 23



1	3	5	6	8	9	10	11	12	14	16	17	18	19	20	21	23	24
THE TEAM		LOCAL AREA		ON SITE AMENITIES		COVID 19 UPGRADES		UNIT SPECIFICATION		FLOOR PLANS		DEMISE PLANS		MOVE IN DAY		FAQS	



# MOVE IN DAY

## KEYS

- Our Property Manager will meet you on site to provide you with the keys to the unit.

## UTILITIES & BUSINESS RATES

- Our Property Manager will show you where to locate your meter and will advise who the electricity and gas (where applicable) supplier is for your unit.
- You are responsible for the payment of all utilities and business rates during the tenancy. You will need to contact the utility suppliers and Islington Council to arrange for the accounts to be put into your name.

## INTERNET

- Superfast fibre broadband will be installed within every unit and will be ready for you to plug in and go. The cost of broadband is covered by the tenant.
- Bridge Fibre is the current provider, however if you would like to use an alternative provider you will need to obtain prior Landlord's consent and a way-leave agreement.

## INSURANCE

- We recommend obtaining contents insurance.



# FAQ's

## WHERE DO I COLLECT KEYS AND FOBS FOR THE OFFICE?

- We will contact you before you move in to establish how many keys you will need.
- Please report any lost passes or change in employment to the Property Manager so that we can correctly manage who has access to the building.
- Should you require additional keys or fobs please contact the Property Manager. We will require written consent via email with the new employees first & last name.

## HOW DO I TURN ON THE UTILITIES IN MY OFFICE?

- All utility services are managed by the tenant.
- Should you require help locating your meter our Property Manager will be able to assist where possible.

## WHAT IS THE FIRE EVACUATION PROCEDURE?

- We will provide your office with a print out detailing your nearest escape route and assembly point.
- We require all tenants to appoint their own fire marshal for ongoing employee fire awareness training.
- In the event of a fire and upon hearing the alarm, you must evacuate the building as quickly and safely as possible and assemble at the pre-determined assembly point. Dial 999 and ask for the Fire Service.



# FAQ's

## WHO DO I CALL FOR OUT OF HOURS EMERGENCIES?

- Please contact any of 'The Team' should you have any questions or queries and we will endeavour to get back to you as soon as possible.
- Should you require the emergency services please call 999 immediately.

## WHERE DO I COLLECT POST AND PARCELS?

- The post is delivered directly to your unit.
- Please ensure the delivery address clearly lists the unit number.
- Please note that the Landlord does not take responsibility for lost, damaged or misplaced post.

## WHO DO I REPORT MAINTENANCE ISSUES TO?

- Maintenance issues in the common parts are dealt with by our Property Management team. Regular checks are carried out around the building, however please feel free to provide feedback or raise any concerns you may have with us.
- All maintenance within the unit is the occupiers responsibility. Any modifications or changes to your space are subject to Landlord approval and will need to be re-instated at the end of your lease.

## CAN I PARK ON SITE?

- Parking on site is only permitted for those who have a licence. The car park is frequently monitored and anyone parking without a licence will be fined.
- Should you require a parking space please contact the building Asset Manager.

## WHAT TIME DO THE GATES CLOSE?

- The gates to the Courtyard are open between 08:00 – 18:30, Monday to Friday.
- Out of hours access can be gained using the fobs. Please note that it is a tenants responsibility to ensure they have the correct means of entry outside of office hours.

## WHAT ARE THE RULES ON SIGNAGE & BRANDING?

- Signage and branding is only permitted with prior Landlord's consent.