



## AVAILABLE - TO LET

UNIT 19, THE IVORIES, 6-18 NORTHAMPTON STREET, ISLINGTON,  
LONDON, N1 2HY

Office

For Rent, 1,394 Sq Ft On Application

All enquiries to

**020 7375 1801**

[strettons.co.uk](http://strettons.co.uk)



**STRETTONS**

EST 1931

# UNIT 19, THE IVORIES, 6-18 NORTHAMPTON STREET, ISLINGTON, LONDON, N1 2HY

Office

For Rent, 1,394 Sq Ft On Application



## STRETTONS

EST 1931



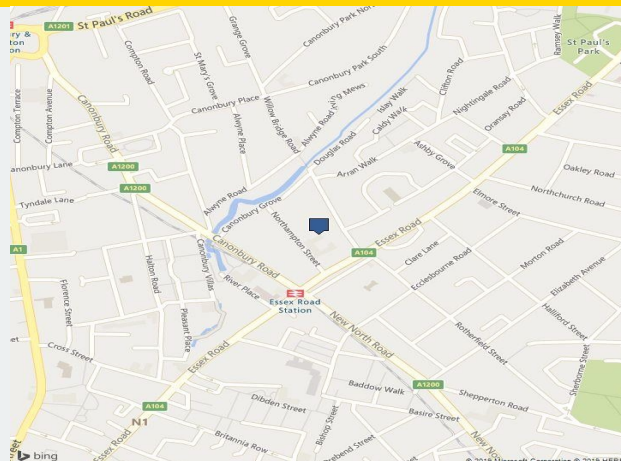
The Ivories comprise a prominent and attractive art deco building arranged over ground and two upper floors, with an internal courtyard. The property provides a range of open plan studios, offices and open plan spaces. Each of the spaces are self-contained and have their own entrances onto the central courtyard. The units have been recently re-furbished offering a creative warehouse feel throughout. The Ivories is located on Northampton Street, close to the junction of Essex Road. The property is located in the London Borough of Islington which is renowned as a haven for shoppers, diners and theatre goers attracting many people to the area. Upper Street is a short walk to the west which provides a particularly diverse range of occupiers. It is located in close proximity to Essex Road Underground Station (1 min walk), Canonbury Overground Station (7 min walk) and Highbury and Islington Underground Station - Victoria Line (10 min walk).

### Highlights

- Newly refurbished units
- Perimeter trunking
- Central heating
- Suspended lighting
- Parquet wooden flooring
- 24 hour access

<b>Rent</b>	On Application
<b>Business Rates (Est)</b>	Approximately - £8.89 per Sq Ft (Smaller units may benefit from small business rates relief)
<b>Building type</b>	Office
<b>Service Charge (Est)</b>	Upon Application
<b>EPC Rating</b>	TBC
<b>Available from</b>	07-Oct-2019

Floor	Size Sq Ft	Status
Unit 19	1,394	AVAILABLE - To Let
<b>Total Internal Area</b>	<b>1,394</b>	



### Contact us

#### Strettons

1-3 Sun Street, London, EC2A 2EP  
strettons.co.uk  
020 7375 1801  
@strettons1931

#### Scott Ward-Reece

**D 020 7614 0902**  
scott.wardreece@strettons.co.uk

#### Joe Tallis-Chisnall

**D 020 7614 0903**  
joe.tallischnall@strettons.co.uk

#### Tom Schwier

**D 020 7614 0906**  
tom.schwier@strettons.co.uk

These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict