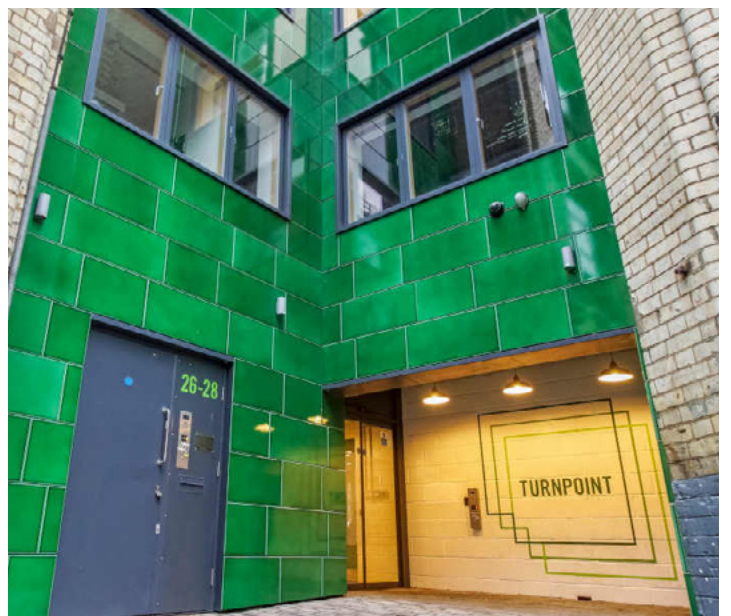
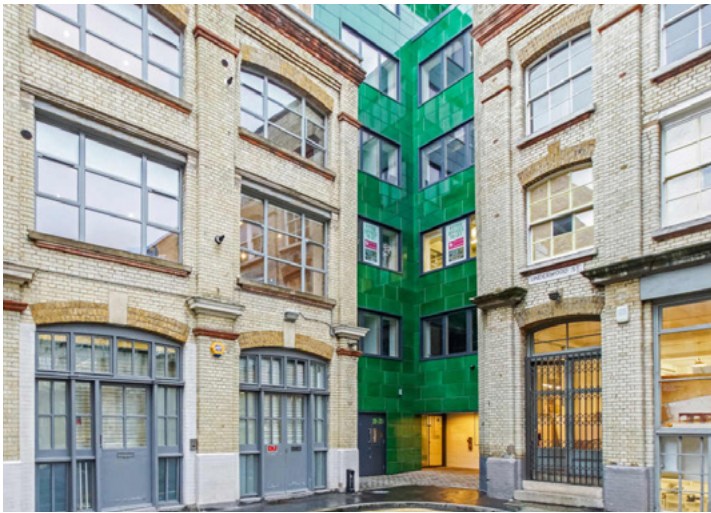
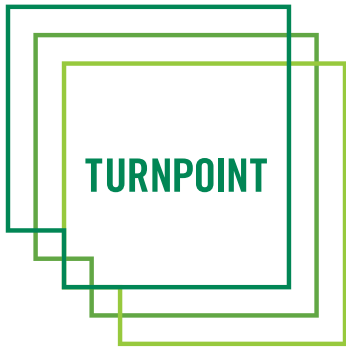


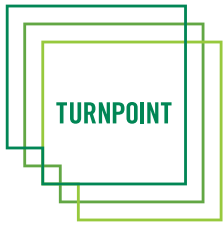
26 UNDERWOOD STREET, SHOREDITCH, LONDON N1 7JQ  
TO LET | 1,682 SQ FT | 156.26 SQ M

FITTED OFFICE ACCOMMODATION IN CONTEMPORARY OFFICE BUILDING. BENEFITING FROM 28 DESKS, 10 PERSON MEETING ROOM, FIBRE CONNECTIVITY, AIR-CONDITIONING AND 13 PERSON LIFT. COMMUNAL BIKE STORE WITH CHANGING ROOMS, SHOWERS AND LOCKERS.









# 26 UNDERWOOD STREET, SHOREDITCH, LONDON N1 7JQ

**TO LET | 1,682 SQ FT | 156.26 SQ M**

## DESCRIPTION

- Newly refurbished office suite
- 28 desks
- 8-10 person meeting room
- 1 video conferencing room
- Raised access floor
- Fibre connectivity, provided by Exponential
- VRF air-conditioning
- Exposed concrete ceilings and services
- Modern LED lighting
- Fitted kitchenette and breakfast bar
- Male, female & DDA W/Cs
- Excellent natural light
- Double-glazed windows
- Extensive cycle store
- Changing rooms and showers
- 13-person passenger lift
- Lava-stone green tiled cladding

## AVAILABILITY

FLOOR	SQ FT	SQ M
First	1,682	156.26

## RENT

£39.50 per sq.ft plus VAT  
**£66,439 pa / £5,536.58 pcm plus VAT**

## SERVICE CHARGE

£13.27 per sq.ft plus VAT  
**£22,312.81 pa / £1,859.40 pcm plus VAT**

## RATES

£19.80 per sq.ft  
**£33,306 pa / £2,775.50 pcm plus VAT**

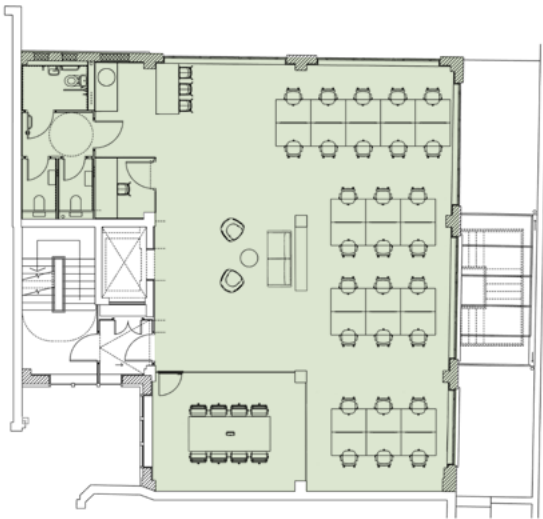
## TOTAL OCCUPATIONAL COSTS

**£122,057.81 pa / £10,171.48 pcm plus VAT**  
Lessee is to pay own utility and telecoms bills.

## LOCATION

Turnpoint is located on Underwood Street, just off Shepherdess Walk, which is within close walking distance of Old Street Roundabout in Shoreditch, which is regarded as one of Central London's most diverse, popular and thriving districts. It attracts an impressive and ever-growing list of high profile occupiers alongside its fashionable restaurants, bars, coffee shops and boutique hotels.

## FLOOR PLAN



\*Floor plan showing current layout of 1st floor

## EPC

B (49) rating; EPC certificate available on request.

## LEASE

New flexible lease direct from the landlord available for a term by arrangement.



Finn Ledwidge  
[flledwidge@antonpage.com](mailto:flledwidge@antonpage.com)

Harrison Turner  
[hturner@antonpage.com](mailto:hturner@antonpage.com)

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