

**30-40**  
**UNDERWOOD**  
**STREET, WOOD LOFTS**  
**NI**

2,548 SQ FT  
SELF CONTAINED WAREHOUSE OFFICE  
SPACE  
OLD STREET, NI





## DESCRIPTION

This Victorian warehouse building originally constructed circa 1870 and retaining many of its original period features. The ground & lower ground unit is unique in terms of layout & benefit from a private kitchenette and excellent ceiling heights, 5x fitted meeting rooms, exposed steel & brickwork and original wood flooring. The lower ground floor has been purposefully fitted out as a photography studio with three editorial suites.

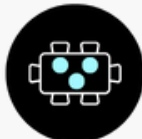
## AMENITIES



EXCELLENT  
NATURAL LIGHT



GREAT CEILING  
HEIGHTS



MEETING ROOMS



KITCHENETTE



EXCELLENT  
TRANSPORT LINKS



WAREHOUSE  
STYLE FEATURES



FULLY FITTED



SHOWERS



24 HOUR ACCESS

## SELF CONTAINED LOWER GROUND AND GROUND OFFICE SPACE





## TRANSPORT

Old Street – 8 min walk



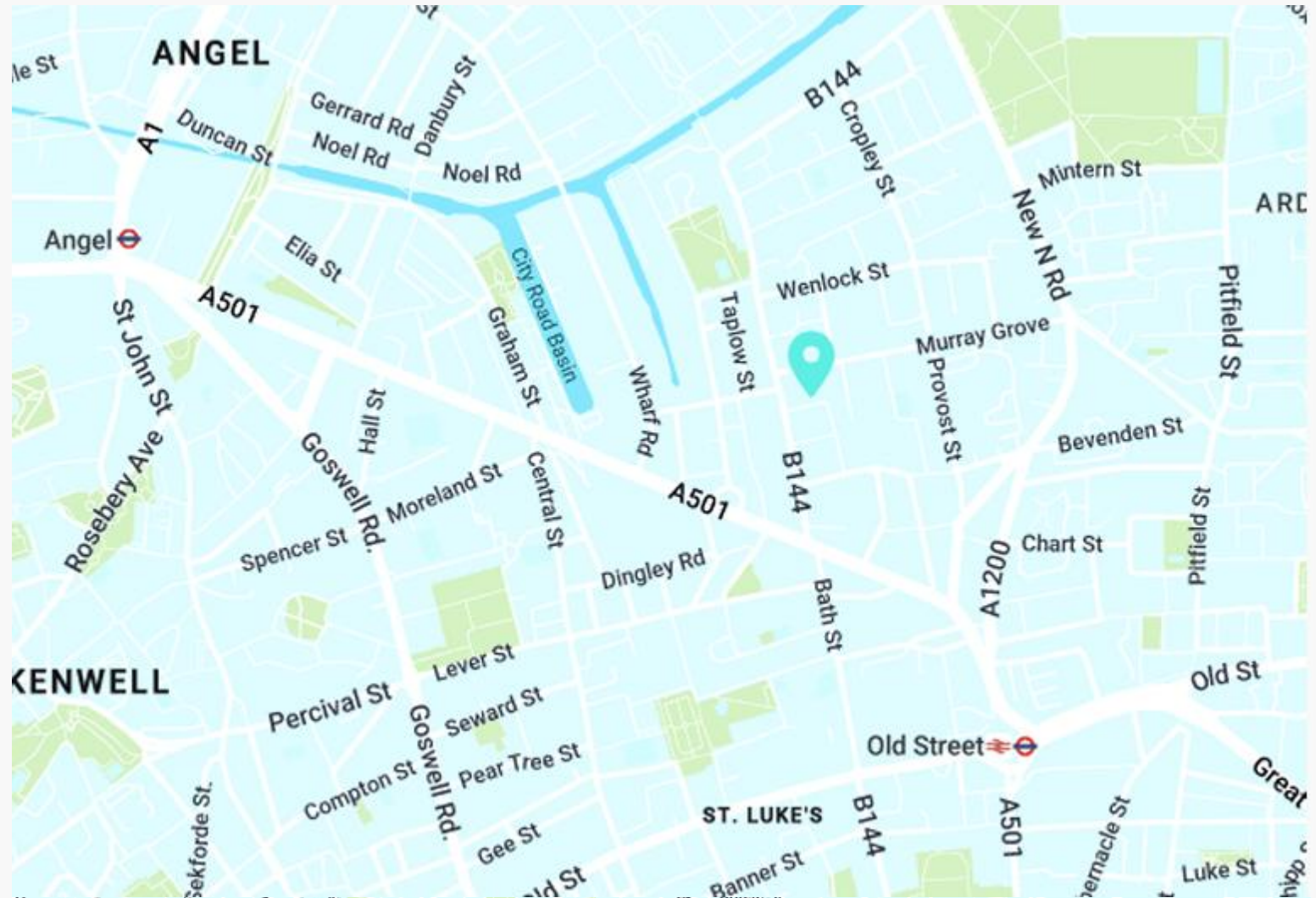
Angel – 18 min walk



## AREA

The property is situated just off the ever-busy City Road and is located right by Old Street Roundabout, Hoxton Square and Angel Islington. The area is surrounded by a host of tech and creative office occupiers with numerous eateries, bars and public spaces.

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Lower Ground	1,161					
Ground	1,367					
Total	2,548	Available	£30.00	£15.00	£2.50	£9,729.58

### LEASE

A lease by way of assignment of sublease expiring on the 20th June 2029. The lease includes a tenant only break clause on 21<sup>st</sup> June 2027.

### TIMING

As soon as possible

### CONTENT

View on our website



### RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

### VAT

VAT is applicable.

### MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

# VIEWINGS VIA SOLE AGENTS

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