

**5A UNDERWOOD STREET,  
OLD STREET, NI**

1,771 SQ. FT  
GROUND FLOOR WAREHOUSE OFFICE  
FOR RENT  
OLD STREET, NI



LANEWOOD ST





## DESCRIPTION

Set on the ground floor of an attractive corner former warehouse property, the office benefits from fantastic ceiling height, large windows front and back, which overlook the internal landscaped courtyard.

The premises are available fully fitted with a large boardroom and two smaller fully glazed meeting rooms, generous kitchen and a showroom. The dual aspect windows provide excellent natural light and the space has a very creative feel.

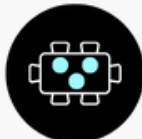
## AMENITIES



EXCELLENT  
NATURAL LIGHT



GREAT CEILING  
HEIGHTS



MEETING ROOMS



AIR  
CONDITIONING



COURTYARD



WAREHOUSE  
STYLE FEATURES



FULLY FITTED



SHOWERS



24 HOUR ACCESS

## BRIGHT GROUND FLOOR WAREHOUSE OFFICE





## TRANSPORT

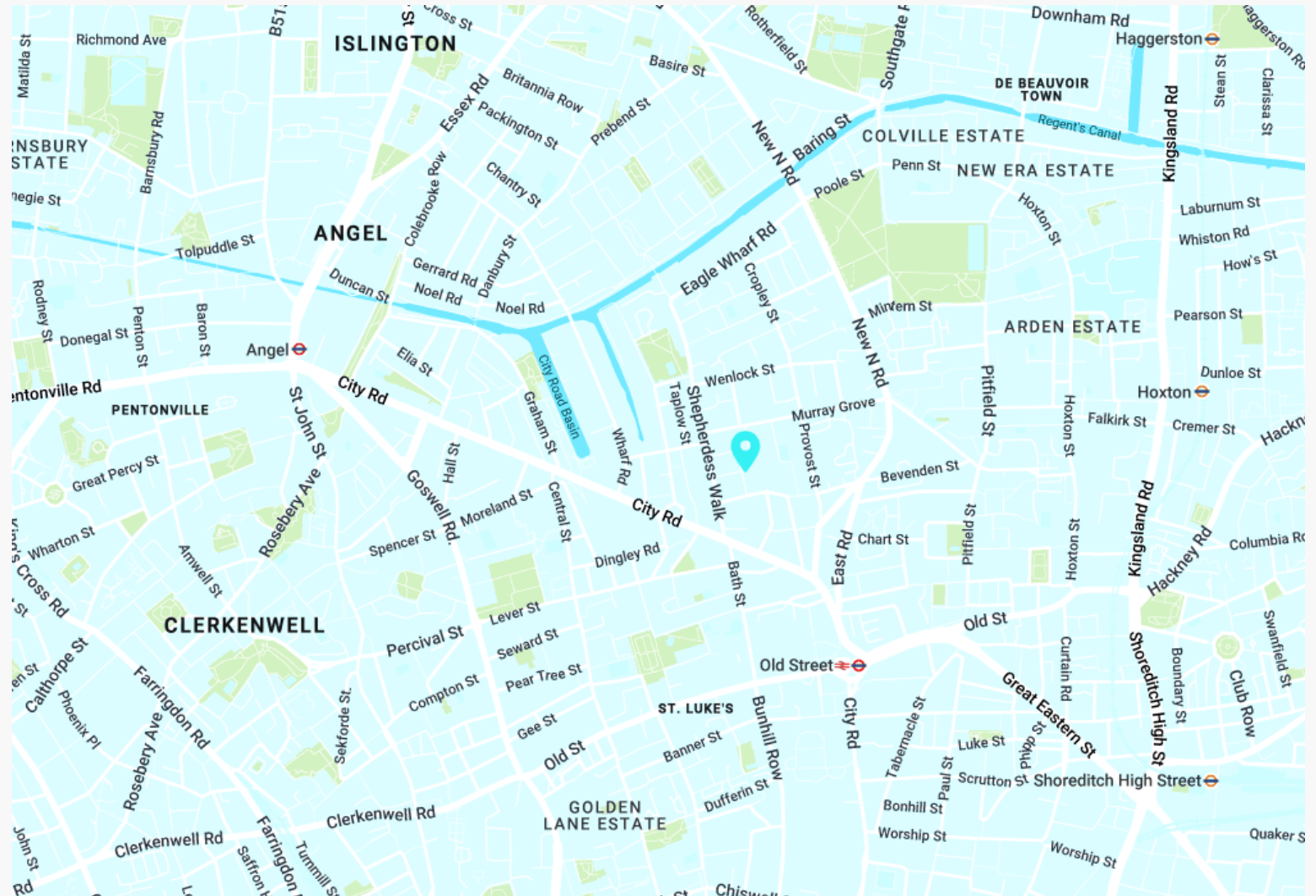
Old Street – 8 min walk



Angel – 18 min walk



## LOCATION



## AREA

An 8 minute walk to Old Street Station, this office is ideally placed to benefit from the best amenities Shoreditch has to offer, including a wide range of cafes, bars and restaurants and Hotels including The Montcalm, Pret, Sainsburys, Itsu, Atis and many more!

## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground Floor	1,771	Available	£25	£16.00	£2.80	£6,464

### LEASE

A new lease for terms to be arranged to be contracted outside the Landlord & Tenant Act

### 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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