

**UNDERWOOD WORKS
6-14 UNDERWOOD WORKS,
OLD STREET, NI**

2,117 SQ. FT.

BRAND NEW 'PLUG & PLAY' WAREHOUSE
STYLE WORKSPACE FOR RENT
OLD STREET, NI



UNDERWOOD ST

UNDERWOOD WORKS

FIRE EXIT
KEEP CLEAR
CYCLE
ENTRANCE

FIRE EXIT
KEEP CLEAR

UNDERWOOD
WORKS

WE ARE OPEN
IN LONDON
UNDERWOOD WORKS





DESCRIPTION

This former paper production warehouse has been thoughtfully reimagined to provide best in class warehouse style creative workspace. All tenants benefit from a beautiful reception offering large communal space for all tenants to utilize.

The floor provides a brand-new, plug-and-play office solution, carefully designed with 24 desks (with scope to increase density), one meeting room, and generous kitchen and breakout spaces, benefiting from dual-aspect windows that provide excellent natural light.

AMENITIES



EXCELLENT
NATURAL LIGHT



GREAT CEILING
HEIGHTS



BIKE RACKS



AIR
CONDITIONING



CONCIERGE



WAREHOUSE
STYLE FEATURES



FULLY FITTED



SHOWERS



LIFT

COMPREHENSIVELY REDEVELOPED FORMER WAREHOUSE BUILDING





TRANSPORT

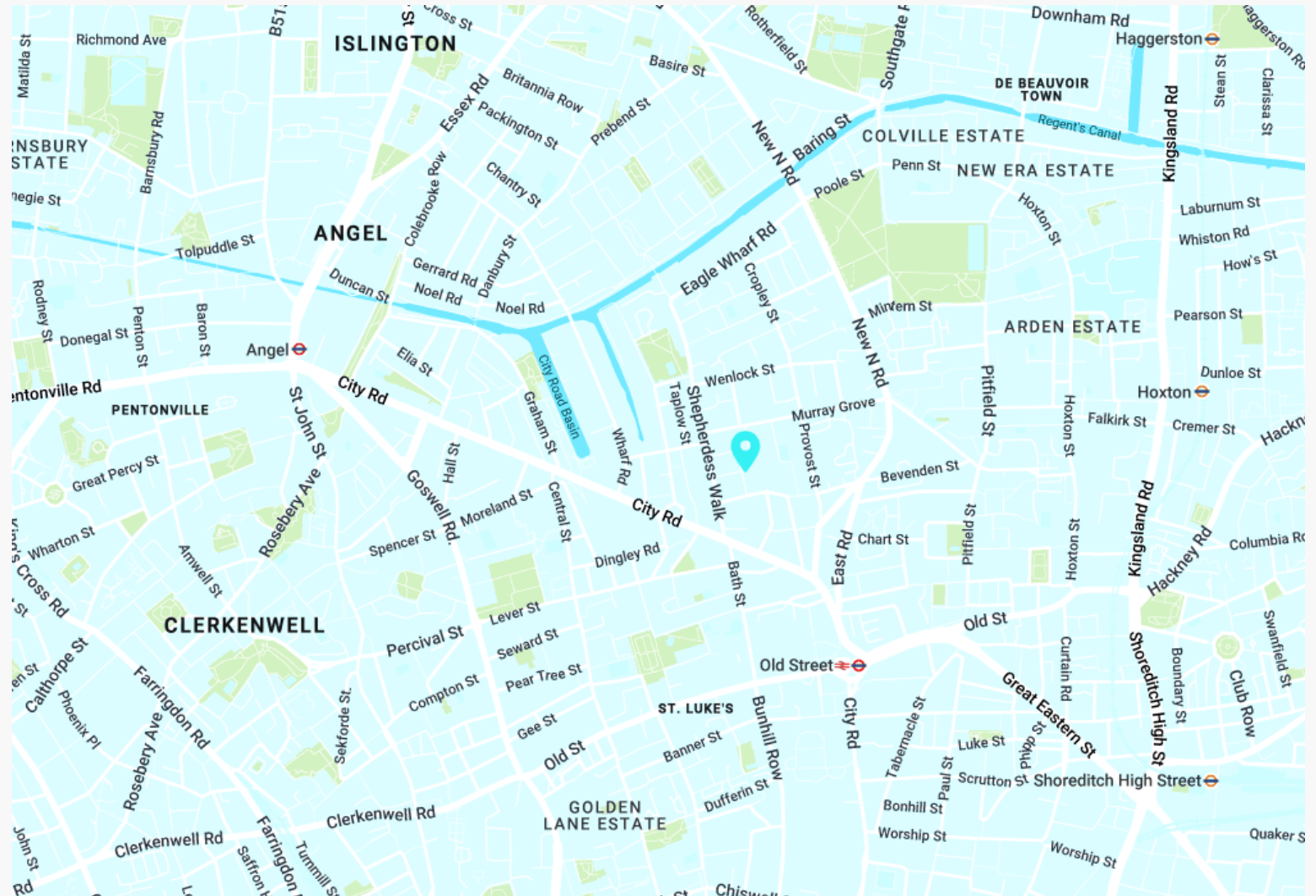
Old Street – 8 min walk



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 such as, Coffee Junction, Atis Old Street, The Alchemist and many more!

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
2 nd Floor	2,117	Available	£39.50	£18.81	£12.50	£12,492

LEASE

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

TIMING

April 2026

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.

VIEWINGS VIA SOLE AGENTS

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