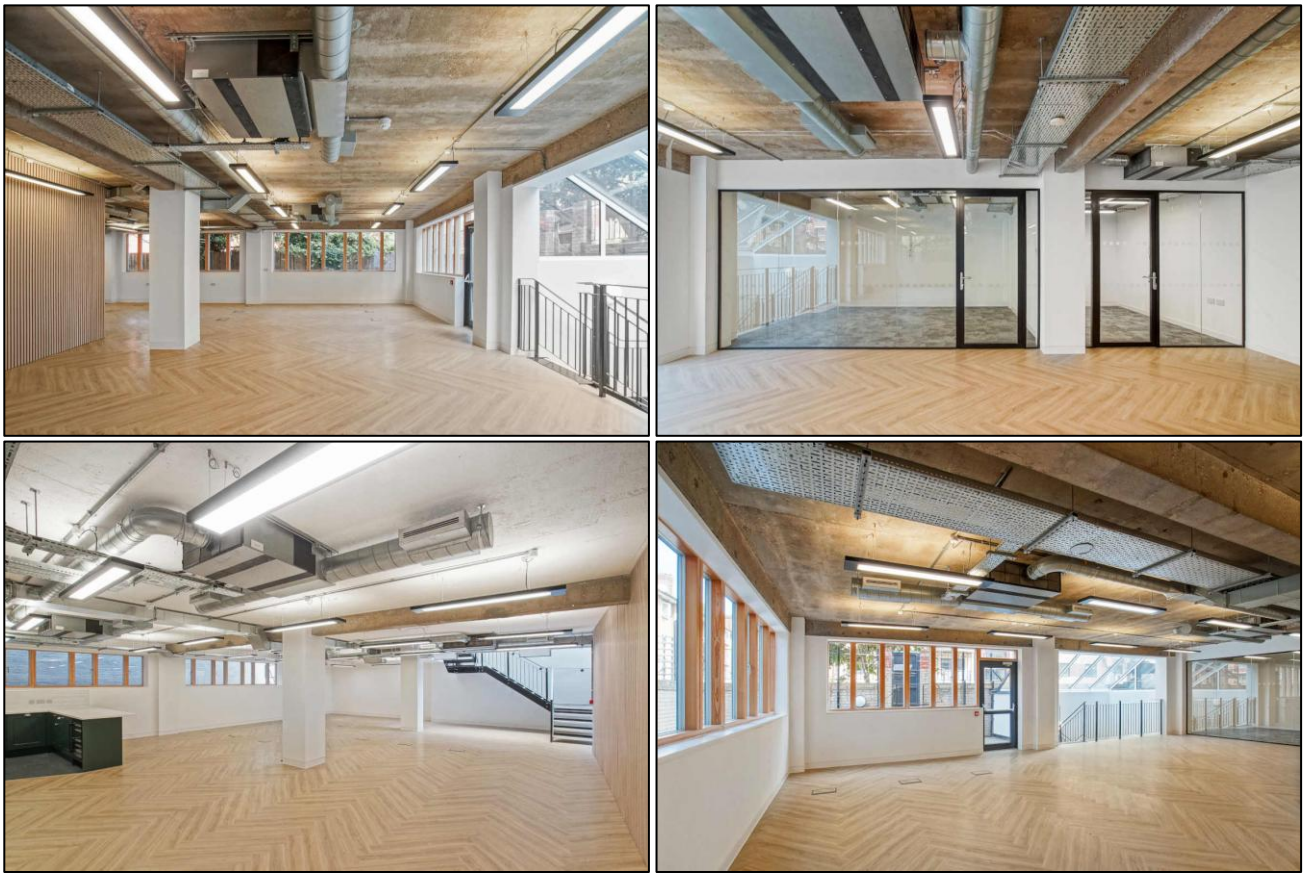
Commercial Office Space
2,857 sq. ft. / 265.42 sq. m.
Newly refurbished, fitted office ready for immediate occupation

TO LET

Turnpoint, 26-28 Underwood Street, Old Street N1 7JQ



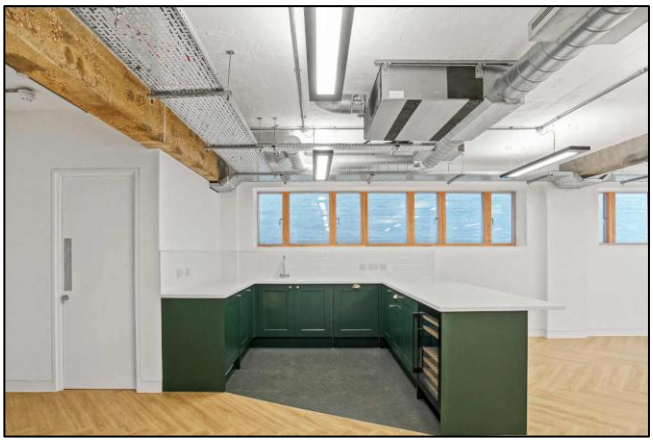
LOCATION

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.

TRANSPORT

Old Street (Northern line and National Rail)
Angel (Northern line)
Hoxton (London Overground)
Shoreditch High Street (London Overground)

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DESCRIPTION

This 2,857 sq. ft. ground and lower ground floor office has been refurbished to provide bright, open plan, fitted office space.

The ground floor comprises 2x meeting rooms and a tea point. The lower ground floor has a generous breakout area.

Furniture is available by arrangement.

AMENITIES

- Newly refurbished office suite
- 2x meeting rooms
- Kitchen & tea point
- Heating & air conditioning
- Modern LED lighting
- Extensive cycle storage & showers
- Excellent natural daylight on both levels

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,407	130.71
L. Ground	1,450	134.71
Total	**2,857**	**265.42**

LEASE

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

RENT

Per sq. ft.	Per Annum
£34.65	£99,000

SERVICE CHARGE

Per sq. ft.	Per Annum
£13.27	£37,913

BUSINEES RATES (2026/27)

Per sq. ft.	Per Annum
£14.53	£41,520

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£178,433	£14,869

PLEASE CONTACT

ANTON PAGE 020 7336 1313

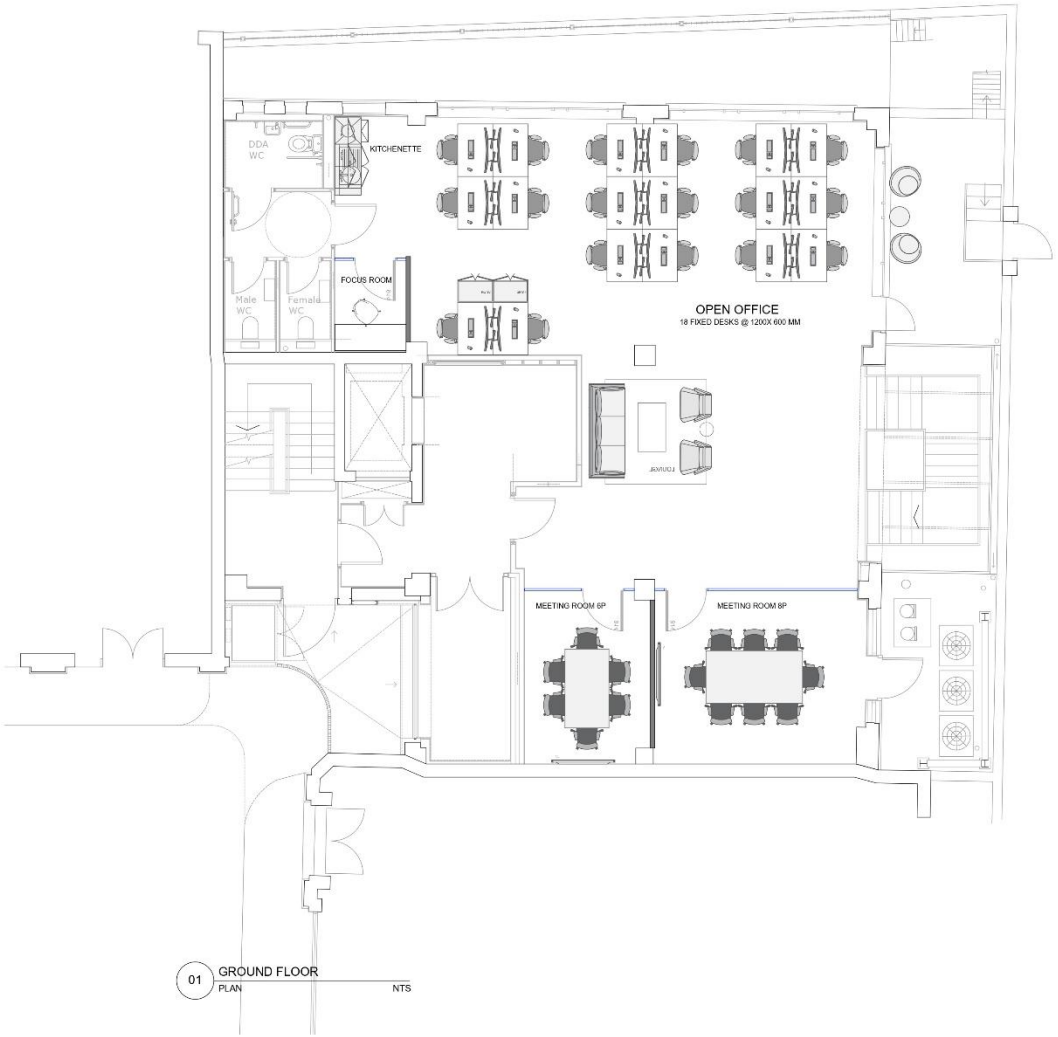
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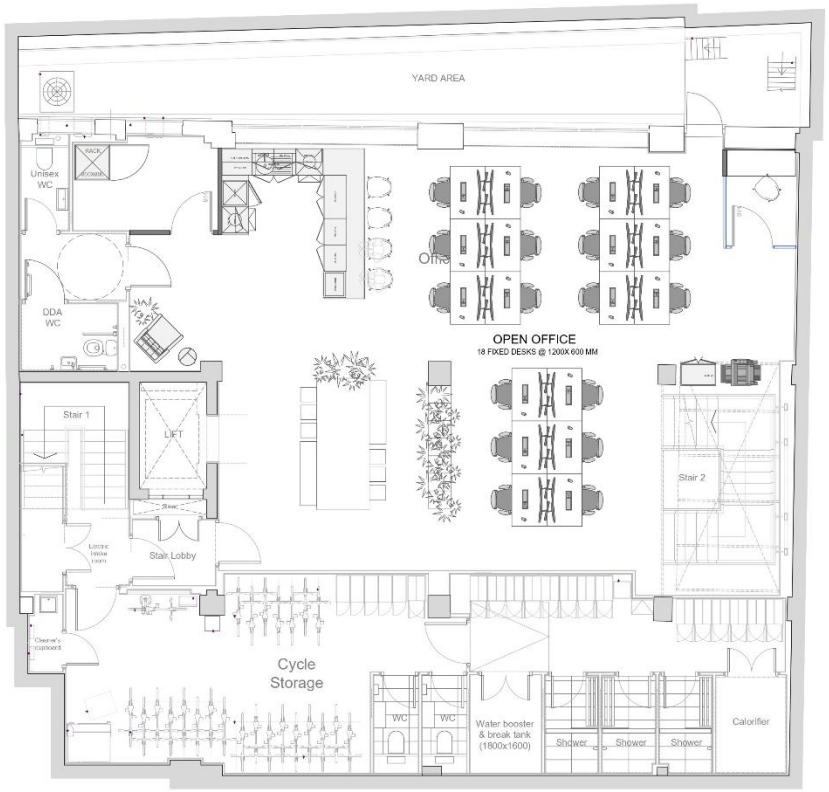
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INDICATIVE FLOOR PLANS



01 GROUND FLOOR PLAN NTS



01 LOWER GROUND FLOOR PLAN NTS