BELCOR

UNDERWOOD WORKS
6-14 UNDERWOOD STREET,
OLD STREET, N1

2,117 SQ. FT
BRAND NEW 'PLUG &PLAY'
WAREHOUSE STYLE WORKSPACE FOR
RENT
OLD STREET, N1

UNDERWOOD ST
FIRE EXIT
KEEP CLEAR
CYCLE
ENTRANCE
FIRE EXIT
KEEP CLEAR
UNDERWOOD WORKS

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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

COMPREHENSIVELY REDEVELOPED FORMER WAREHOUSE BUILDING

HAY

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TRANSPORT

Old Street – 8 min walk

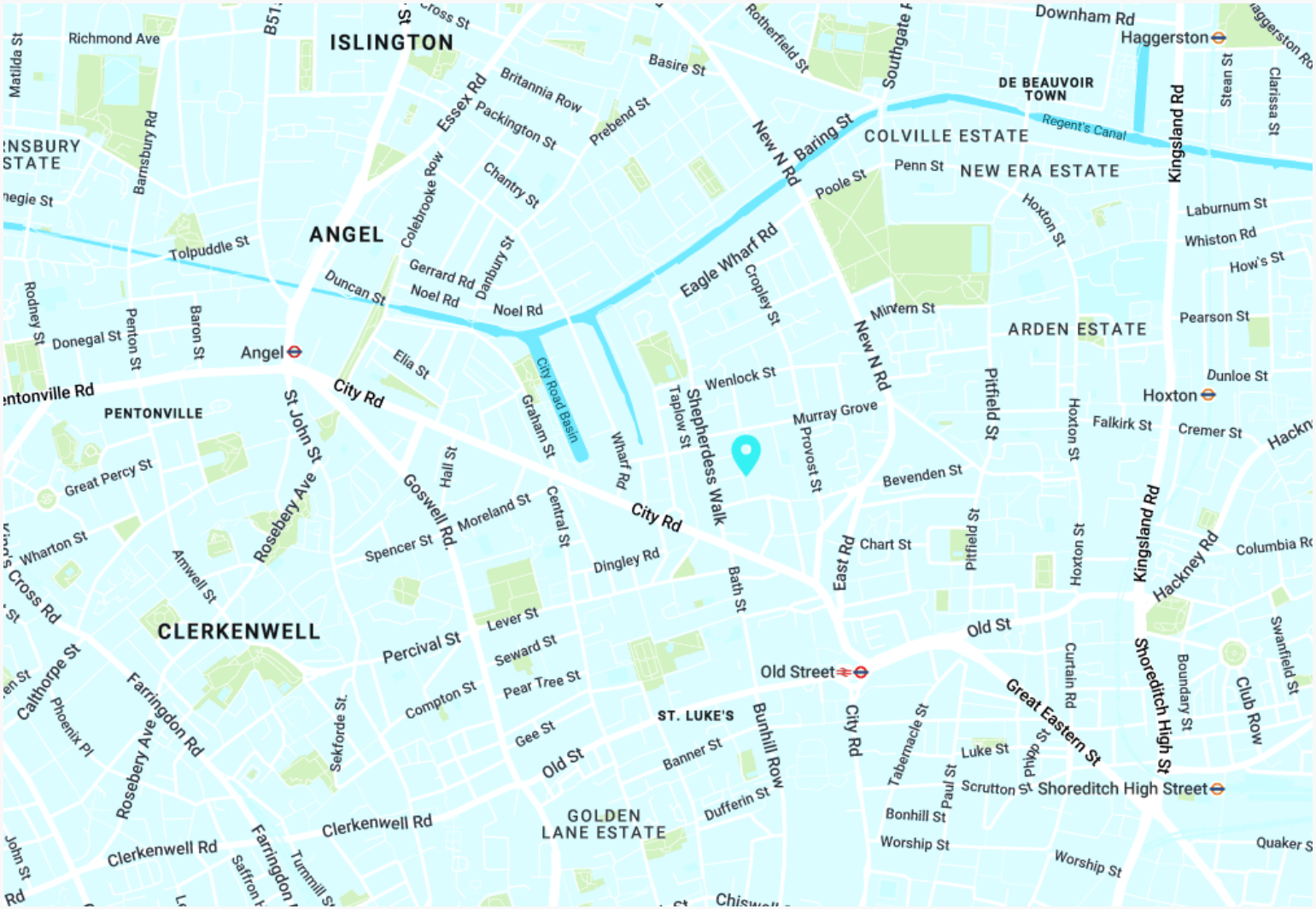
Angel– 18 min walk

Kings Cross St Pancras – 16 min via the Northern Line

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!

LOCATION



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OLD STREET, N1

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1ST 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

Available now

CONTENT

View on our website

RATES

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

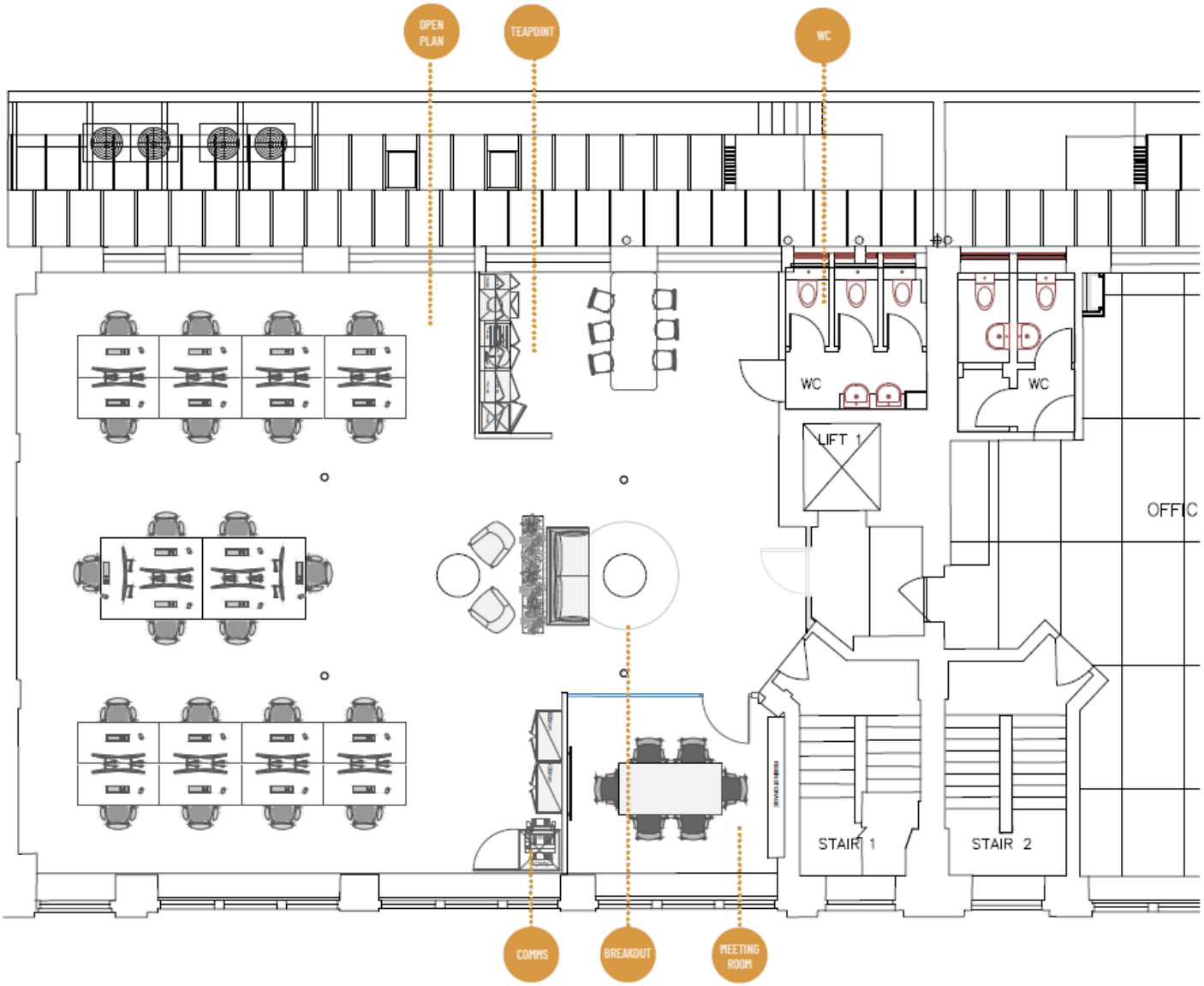
VAT

VAT is applicable.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

UNDERWOOD WORKS

SPACE PLAN



22P OPEN PLAN OFFICE
MEETING ROOM
TEAPOINT
BREAKOUT AREA
STORAGE
PRINTER AREA
HIGH LEVEL COMMS
WCS

SOUL

BELCOR

VIEWINGS VIA SOLE AGENTS

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