

1 & 3B
UNDERWOOD
ROW
LONDON
N1 7LZ

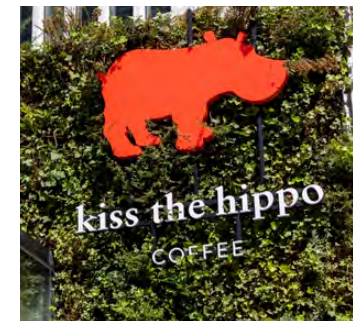
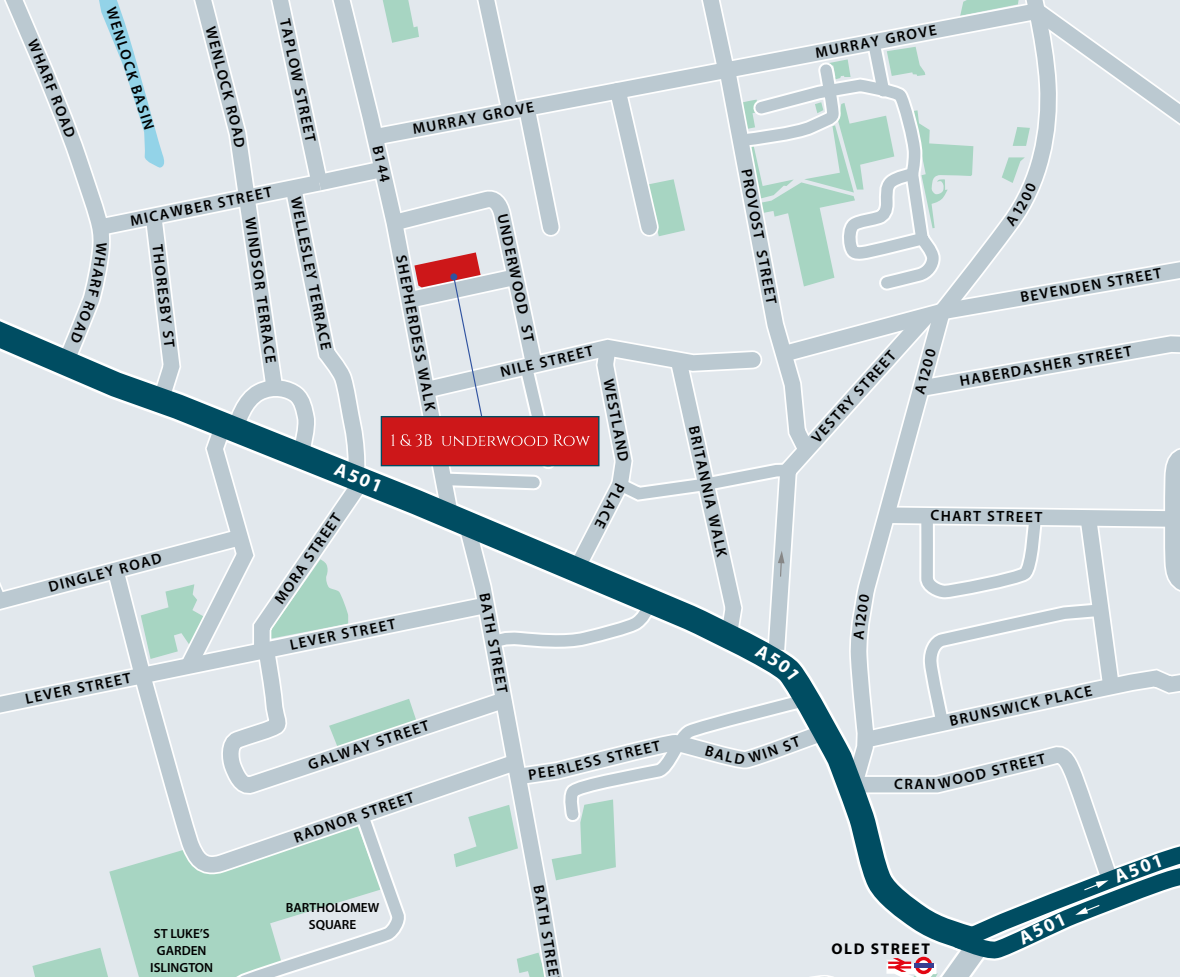
3,763 SQ FT SELF CONTAINED GROUND FLOOR FOR SALE.



THE PROPERTY

A Unique Warehouse Conversion in the Heart of Tech City.

Set in vibrant Shoreditch, this is a rare opportunity to acquire a ground floor office within a former Victorian warehouse. Converted in the 1990s, the space retains its industrial character while offering the comforts and infrastructure demanded by modern businesses.



LOCATION

Perfectly Positioned Between Shoreditch, Islington and the City.

Located just a 6-minute walk from Old Street Underground Station, the property benefits from excellent connectivity via the Northern Line and numerous bus routes. Its position bridges creative Shoreditch, commercial City Road, and leafy Islington.

Surrounded by buzzing cafés, independent retailers, and renowned restaurants, this location offers an energetic setting for businesses seeking inspiration and convenience. Notable nearby landmarks include the White Collar Factory, Regent's Canal, and Silicon Roundabout.

TRAVEL TIMES:

	Old Street	6 mins walk	
	Angel	12 mins walk	
	Liverpool Street	15 mins walk	
	King's Cross	10 mins (Tube)	



GROUND FLOOR PLAN



Plan not to scale. For indicative purposes only.

KEY FEATURES:

- High ceilings throughout
- Large front and rear windows
- Own front door
- Comfort cooling (in part)
- Exposed brick & parquet floors
- Fully fitted kitchen
- Generous meeting room
- One private parking space

ACCOMMODATION:

Ground Floor

3,763 sq ft / 349.59 sq m

Tenure:

999 years from 1997 (971 years remaining)

Ground Rent:

£300 per annum





ADDITIONAL INFORMATION

This former warehouse building was converted in the 1990's to provide commercial space at ground floor and residential accommodation above.

The ground floor has a generous floor to ceiling height with large windows to the front and rear, exposed brickwork and parquet flooring in part. In addition, there is a fitted kitchen and a large meeting room.

There is one parking space included with the lease.





FINANCIALS & TERMS

Price:

Upon application.

Business Rates:

Rateable Value: £108,000

- Rates Payable 2025/26
- £15.93 per sq ft.

Service Charge:

Estimated at £3.25 per sq ft.

Legal Costs:

Each party to bear their own legal fees.

EPC:

Energy Rating: D (96).

Availability:

Offered with full vacant possession.

CONTACTS

Viewing strictly by appointment via joint sole agents:



DARREN BEST

T: 020 7478 9115

M: 07932 714992

E: db@savoystewart.co.uk



FINN LEDWIDGE

T: 020 7336 1313

M: 07703 018243

E: fledwidge@antonpage.com

Misrepresentation Act 1967 Savoy Stewart for themselves and for the lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Savoy Stewart and has any authority to make or give representation or warranty whatever in relation to this property.