

Self-Contained Office

3,763 sq. ft. / 350 sq. m.

**Converted warehouse office for sale with parking**

# FOR SALE

**1 & 3B Underwood Row, Shoreditch, London N1 7LZ**



## LOCATION

The property is located on the corner of Underwood Row and Underwood Street in a quiet pocket of Shoreditch with a picturesque streetscape of converted warehouse buildings.

The property is approx. 0.2 miles / 6 minutes' walk north of Old Street roundabout, and is well served by an abundance of cafés, bars and restaurants.

Ideally located, providing quick and easy access to Shoreditch, Islington, King's Cross and East London.

## TRANSPORT

Old Street (Northern line and National Rail)

Angel (Northern line)

Santander Cycle

Various bus routes

**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

The warehouse building was converted in the 1990's to provide commercial spaces at ground floor and residential accommodation on the upper floors.

The self-contained office has generous floor to ceiling heights with large windows to the front and rear, exposed brickwork and parquet flooring in part.

There is also one parking space that comes with the property.

## HIGHLIGHTS

- Converted warehouse building
- Generous floor to ceiling heights
- Large windows with shutters
- Good levels of natural daylight
- Exposed brickwork
- Parquet flooring (in part)
- Fitted kitchenette
- Perimeter trunking
- Central heating
- Comfort cooling (in part)
- Fibre connected
- 1 x parking basement parking space

## APPROXIMATE FLOOR AREAS

Floor	GIA (sq. ft.)	NIA (sq. ft.)
Ground	4,155	3,763

## USE CLASS

Office falling within Class E

## TENURE

The long leasehold interest is offered for sale with vacant possession on completion.

The long leasehold interest is for a term of 999 years from 29 September 1997 with circa 972 years remaining.

## PURCHASE PRICE

Price	Per sq. ft.
£1,900,000	£505

## GROUND RENT

Subject to a ground rent of £300 per annum.

## SERVICE CHARGE

Per Annum	Per sq. ft.
£12,202.02	£3.24

## BUSINESS RATES

Approximate business rates payable to London Borough of Hackney:

Per Annum	Per sq. ft.
£61,128	£16.24

## EPC

The property has an EPC rating of D – 96.

## MEASURED SURVEY & FLOOR PLANS

Available upon request.

## VAT

The property is elected for VAT.

## PLEASE CONTACT

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