

Self-Contained Office
3,763 sq. ft. / 350 sq. m.
Converted warehouse office to let with parking

TO LET

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

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract; the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein; and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.



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
- 3 meeting rooms
- Central heating
- Comfort cooling (in part)
- Fibre connected
- 1 x parking basement parking space

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	3,763	350

LEASE

A new lease for a term by arrangement.

RENT

Per Annum	Per sq. ft.
£131,705.00	£35.00

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.
£61,128.00	£16.24

TOTAL OCCUPATIONAL COST

Per Annum	Per Calendar Month
£205,035.02	£17,086.25

EPC

The property has an EPC rating of D – 96.

VAT

The property is elected for VAT.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Finn Ledwidge
fledwidge@antonpage.com