



**STIRLING  
ACKROYD**

## **TO LET**

**Unit 1 Wood Lofts, 16-24  
Underwood Street,  
London, N1 7JQ**

**2,351 sq ft**

**Converted Warehouse  
Style office moments  
away from Old Street  
Roundabout**



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**





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## Description

Newly refurbished warehouse-style office to let on Old Street.

This converted former Victorian warehouse building offers a fully self-contained office, benefiting from a brand new, high quality fit-out. The space includes fully glazed meeting rooms, contemporary office furniture, a soft-seating breakout area, and a fully integrated kitchen.

Located on the ground floor with its own dedicated entrance from Underwood Street, the unit provides excellent autonomy and accessibility. The space is well suited to a wide range of occupiers, from creative businesses to more corporate users.

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## Key points

- Fully Fitted Office
- Newly Refurbished
- DDA Complaint
- Secure Shutters
- Meeting Rooms in Situ
- Excellent Natural Light





## Location

Located just 5 minute walk from Old Street roundabout where underground, national rail and bus services connect to much of London, making this an easy place to get to and from with Clerkenwell, the City, West End, Islington and Kings Cross all readily accessible.

An array of local shops, cafes and restaurants are just around the corner including The Eagle, Mont Calm Hotel, Sainsburys, Pret, Pizza Union and Nandos.

## Transport Links



Old Street 0.3 Miles



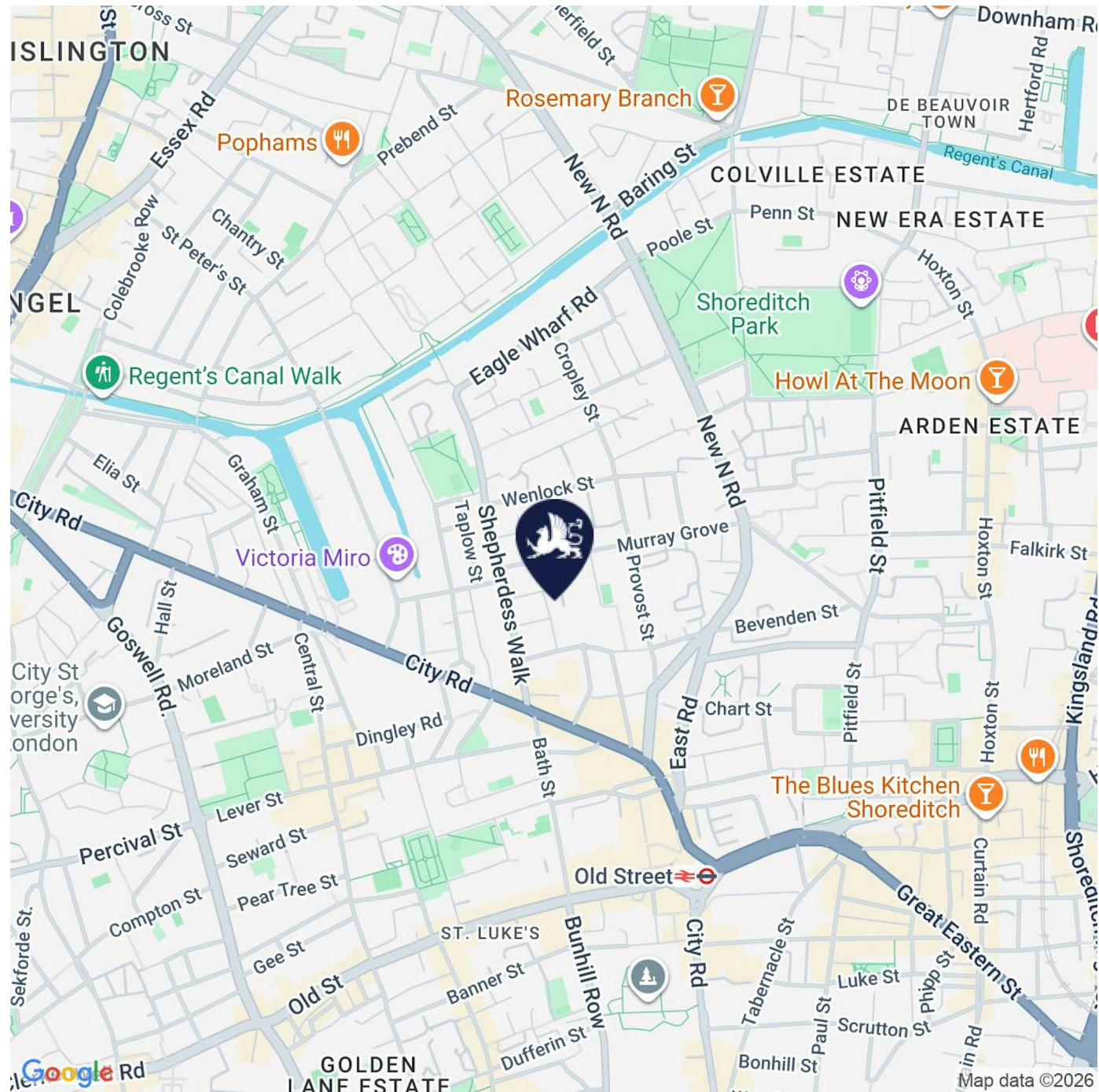
Angel 0.7 Miles



Hoxton 0.7 Miles



Barbican 0.7 Miles







## Rents, Rates & Charges

Lease	New Lease
Rent	£34 per sq ft
Rates	On application
Service Charge	£9,077.20 per annum
VAT	Not applicable
EPC	C (69)

## Viewing & Further Information



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