

**SELF CONTAINED  
WAREHOUSE OFFICE  
SPACE**

**UNDERWOOD STREET  
OLD STREET  
N1**

**2,242-4,790 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**



## DESCRIPTION

This Victorian warehouse building originally constructed circa 1870 and retaining many of its original period features. Both units are unique in terms of layout & benefit from a private kitchenette and excellent ceiling heights. Both units contain exposed steel & brickwork and original wood flooring.

## AMENITIES

- ✈ Exposed Services
- 📏 Excellent Ceiling Heights
- 🏠 Self- Contained
- 🕒 24 Hour Access
- 🌬 Air Conditioning
- 🏠 E- Class

## SELF CONTAINED WAREHOUSE STYLE OFFICE SPACE







## LOCATION

The property is situated just off the ever-busy City Road and is located right by Old Street Roundabout, Hoxton Square and Angel Islington.

The area is surrounded by a host of tech and creative office occupiers with numerous eateries, bars and public spaces.

## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Studio 2 (G&LG)	2,548	Under Offer	£32.50	n/a	£1.19	£7,897
Studio 1 (G)	2,242	Available	£39.50	£12.00	£1.22	£10,410

## TRANSPORT

### OLD STREET

Northern Line

### ANGEL

Northern Line

## LEASE

A new lease to be contracted outside the Landlord & Tenant Act

## TIMING

Available immediately

## RATES

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

## VAT

VAT is not applicable

## VIEWINGS VIA JOINT AGENTS

### BELCOR

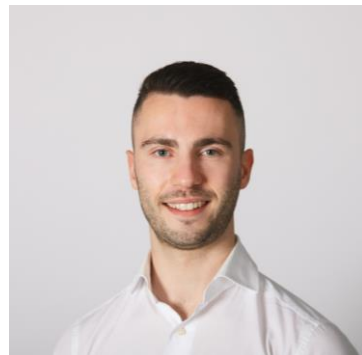
020 7375 3444  
agency@belcor.london  
www.belcor.london

### Strettons

020 7375 1801

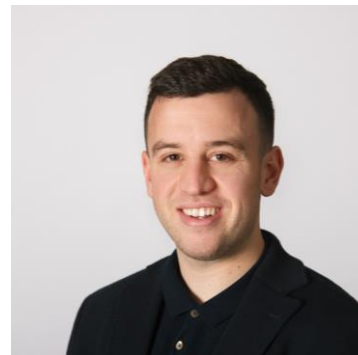
## TEAM

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