



TO LET

**5A Underwood Street,
London, N1 7LY**

1,771 sq ft

**Fully Fitted Ground Floor
Warehouse Studio**

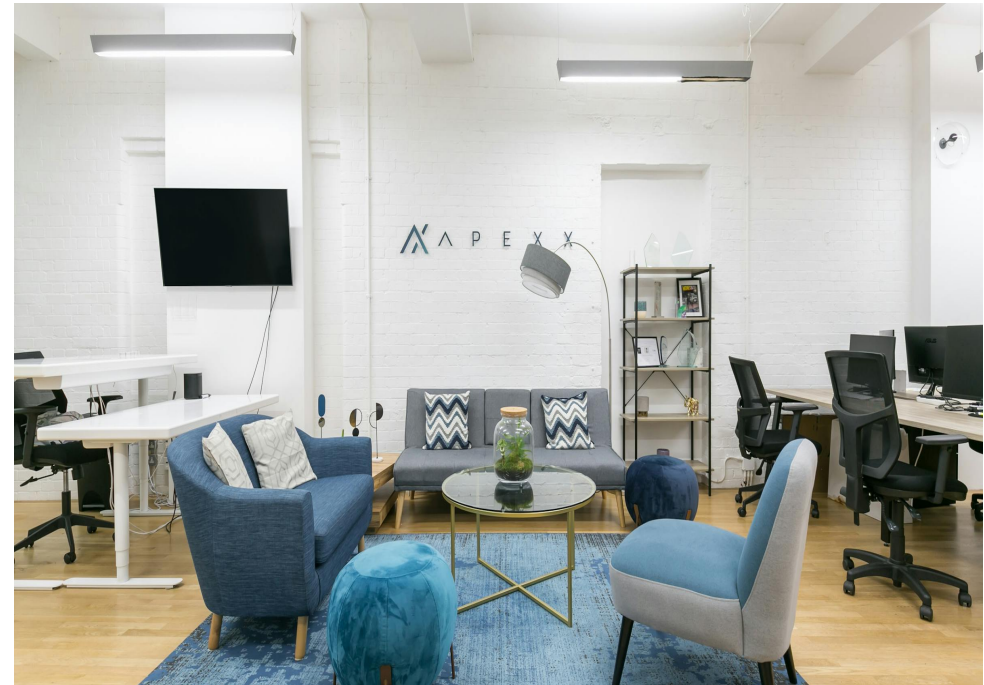


Description

This self-contained ground floor office provides an excellent specification throughout, offering private meeting spaces, a conference room and kitchenette. The office is furnished to a high standard allowing for immediate occupation. The space benefits from Paxton entryphone systems and internal CCTV.

Key points

- Ground floor unit - 1,771 Square Feet
- High Ceilings and Air Conditioning
- Fully Fitted with Workstations and Meeting Rooms
- Shared Courtyard
- Painted Brickwork
- Large Windows with Electric Security Shutters



Location

The building is located in the northern part of Shoreditch close to Old Street roundabout and the transport links are excellent with good tube and bus links.

Nearby amenities include various retailers including Sainsburys, Itsu, Pret and Pizza Union, while bars include the Alchemist and The Eagle pub. There are a number of recreational areas nearby and the unit is just a short walk from the Regents Canal.

Transport Links



Old Street 0.3 Miles



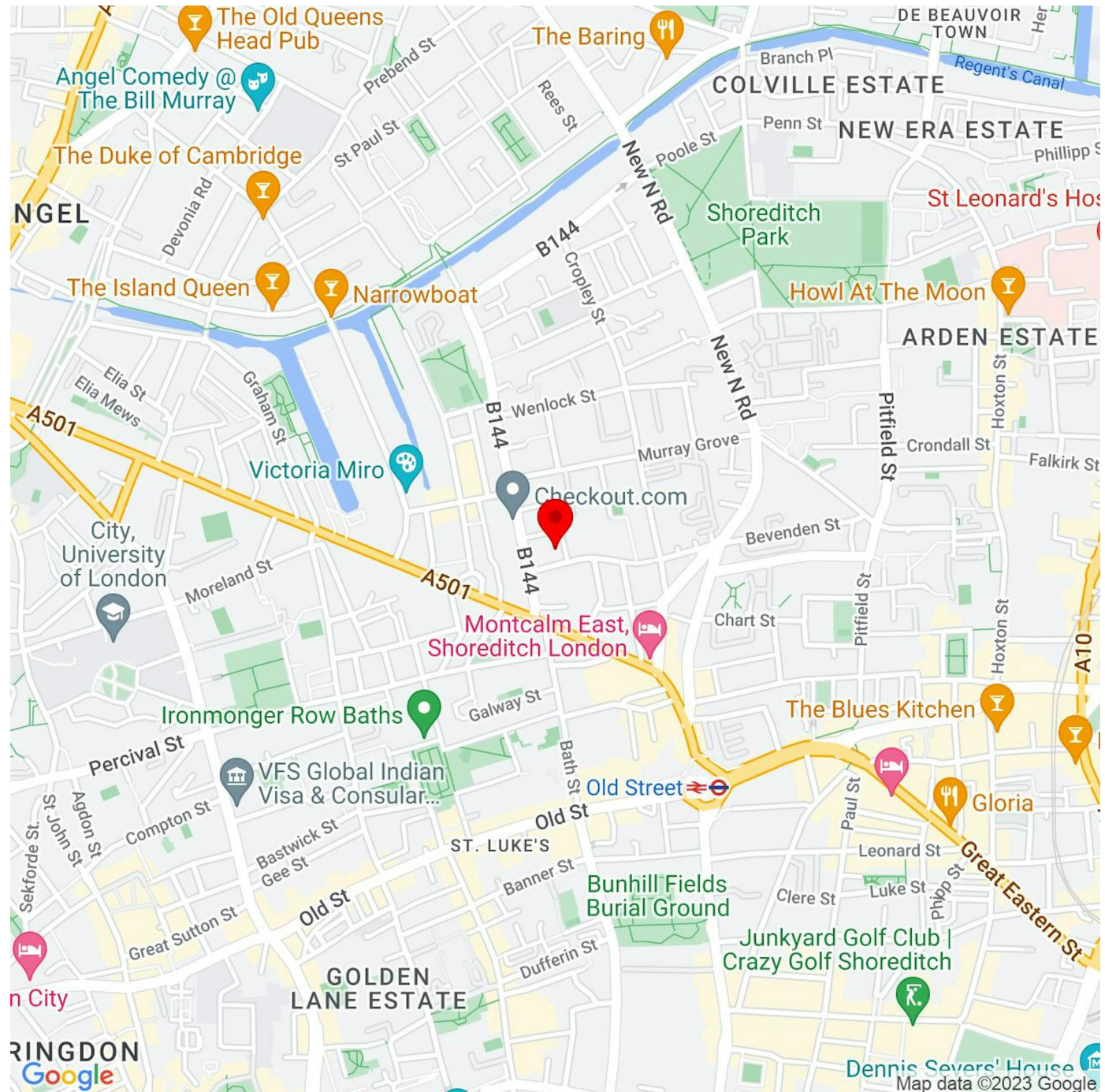
Angel 0.7 Miles



Hoxton 0.7 Miles



Barbican 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	1,771	164.53	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft
Rates	£16 per sq ft
Service Charge	£2.80 per sq ft
VAT	Applicable
EPC	D (91)

Viewing & Further Information



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