

## WAREHOUSE STYLE OFFICES CLOSELY SITUATED TO OLD STREET ROUNDABOUT



**16-24 Underwood Street, Old Street, N1**

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## PROPERTY

Nearest Tube Stations: Old Street & Angel

- Generous Floor to Ceiling Height
- Character Warehouse Offices
- Original Wood Flooring
- Partial Fit-Out in Situ
- WC Facilities
- Cast Iron Columns
- Exposed Steel Beams
- Solid Wood Floors
- Excellent Natural Light
- Warehouse style space
- Strip Lighting
- Demised Kitchen

| FLOOR                                                     | SQ FT<br>APPROX | RENT PER<br>SQ FT | SERVICE CHARGE<br>PER SQ FT APPROX | RATES PER SQ<br>FT APPROX | APPROX COST PCM<br>(ALL INCLUSIVE) |
|-----------------------------------------------------------|-----------------|-------------------|------------------------------------|---------------------------|------------------------------------|
| UNIT 1-<br>LOWER<br>GROUND                                | 1,011           | £37.50            | £8.00                              | £6.20                     | £4,355.72                          |
| UNIT 4-6 -<br>LOWER<br>GROUND                             | 1,824           | £37.50            | £8.00                              | £6.20                     | £7,858.40                          |
| UNIT 9-12 -<br>1 <sup>ST</sup> & 3 <sup>RD</sup><br>FLOOR | 2,730           | £42.50            | £8.00                              | £13.80                    | £14,628.25                         |
| TOTAL                                                     | 5,565           | -                 | £8.00                              | -                         | -                                  |

## LEASE

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

## EPC

An EPC has been commissioned and will be available on request.



For further information and  
inspections please contact joint  
sole agents:

**RICHARD SUSSKIND**  
020 7831 8311

**Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS**

These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.