

## WAREHOUSE STYLE OFFICES CLOSELY SITUATED TO OLD STREET ROUNDABOUT



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

**ADAM NOBLE**

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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 APPROX	RENT PER SQ FT	SERVICE CHARGE PER SQ FT APPROX	RATES PER SQ FT APPROX	APPROX COST PCM (ALL INCLUSIVE)
UNIT 1- LOWER GROUND	1,011	£37.50	£8.00	£6.20	£4,355.72
UNIT 4-6 - LOWER GROUND	1,824	£37.50	£8.00	£6.20	£7,858.40
UNIT 9-12 - 1 <sup>ST</sup> & 3 <sup>RD</sup> 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.