



TO LET / FOR SALE

**2 Underwood Row,
London, N1 7LQ**

1,554 sq ft

Newly refurbished
ground floor of a former
Victorian warehouse
building



VIDEO TOUR

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Description

Comprising a raised ground floor warehouse style open-plan studio, having three metre plus ceiling heights, sanded and varnished timber floor, painted exposed brick walls, huge windows along one side and new lighting throughout. This space provides light, bright and inspiring office accommodation and would also work well as a showroom.

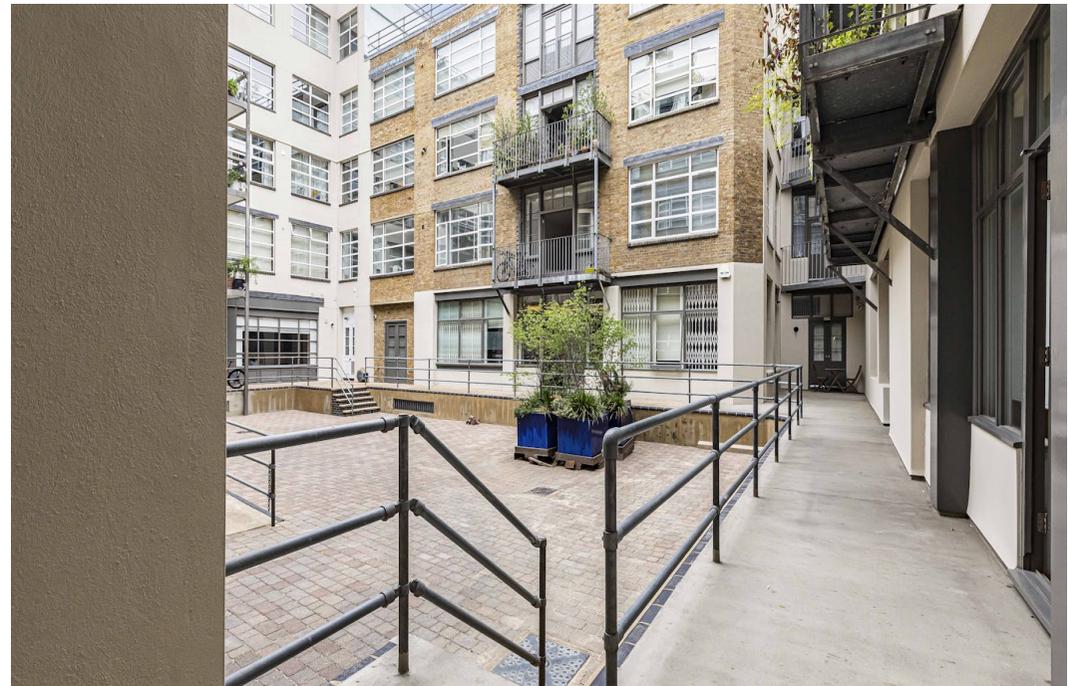
Location

This ground floor office space is located on the corner of Underwood Street and Underwood Row. Situated north of City Road and just off Shepherdess Walk. Old Street roundabout is south of the subject property.

Key points

- Ground floor - 1,554 square feet
- Open-plan character office
- Three metre plus ceiling heights
- Whitewashed brickwork and new lighting
- Original wooden flooring
- Access to secure external courtyard
- Separate kitchen and WCs
- Large windows throughout





Accommodation

Name	sq ft	sq m	Tenure	Availability
Ground	1,554	144.37	To Let	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 per sq ft
Price	£1,000,000.00
Rates	£16 per sq ft
Service Charge	£4.50 per sq ft
VAT	On application
EPC	C (72)

Viewing & Further Information



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