

# Old Street

Studio 1, Wood Lofts, 20-30 Underwood Street, London, N1 7JQ



## TO LET

2,242 SQ FT  
(208.29 SQ M)

£39.50 PER SQ FT

## Self-Contained Warehouse moments from Old Street Station

- Self-contained
- Exposed steel & brickwork
- Private ground floor entrance
- Excellent ceiling heights throughout
- Air conditioning
- Original wood flooring
- Kitchen point and WC

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## Description

Unit 1 is located on the ground floor, offering great access directly from street level. The unit is configured in an open plan layout with excellent ceiling heights throughout and character features including exposed steel and brickwork, and original wood flooring. The unit benefits from good levels of natural light and air conditioning.

## Location

Situated on the northern side of Underwood Street the property is only moments from Old Street Station which provides excellent services across The City. The area is widely recognised as a creative hub for the media and creativity sectors and boasts a range of fantastic food and beverage operators including The Alchemist, Plate restaurant and Crudo Cevichería.

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## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit - 1	2,242	208.29	£39.50	n/a	£1.19	Available

## Configuration

Not Fitted

## Tenure

New Lease

## EPC

B

## VAT

Not applicable

## Contacts

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## Further Information

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