



STIRLING
ACKROYD

TO LET

**Unit 4, 39A Underwood
Street, London, N1 7LG**

1,540 sq ft

**Ground floor corner unit
of a former Victorian
warehouse building**



VIDEO TOUR

stirlingackroyd.com



Description

Comprising a raised ground floor warehouse style open-plan studio, having three metre plus ceiling heights, wooden flooring, exposed brick walls, huge windows along one side and new lighting throughout.

This space comes fully furnished and as well as offering light, bright and inspiring office accommodation it would also work well as a showroom.



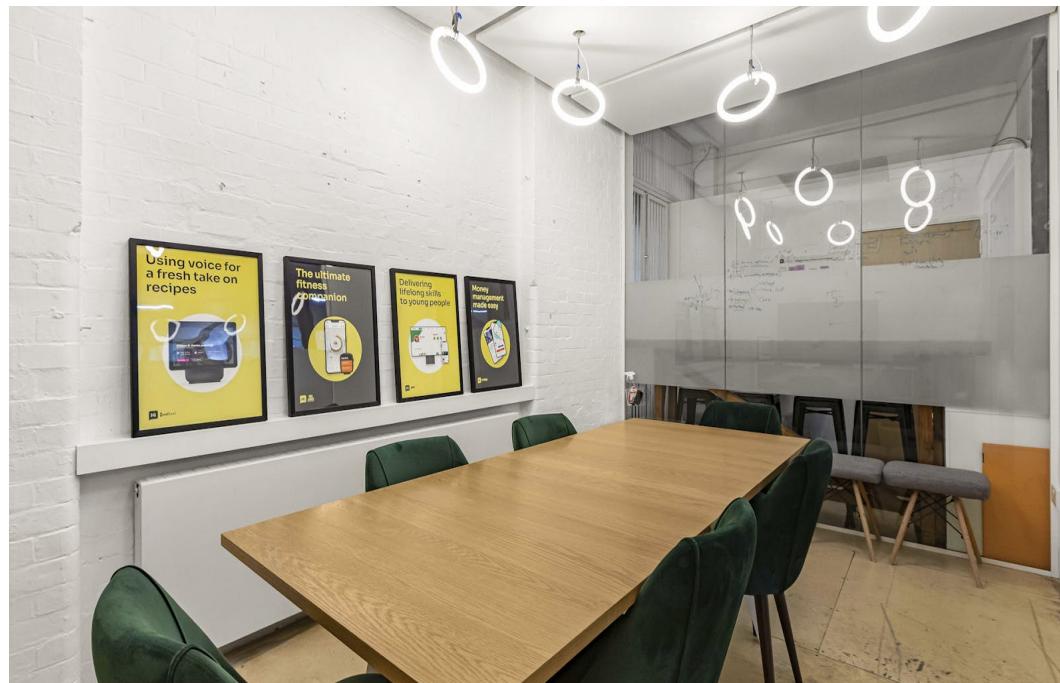
Location

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

- Internal space - 1,540 square feet
- Ground floor
- Open-plan
- Access to external courtyard
- Excellent natural light
- Kitchen and WCs
- Great ceiling height
- Ideal as an inspiring office space or as a showroom



Unit 4, 39A Underwood Street, London, N1 7LG

stirlingackroyd.com

Accommodation

Name	sq ft	sq m	Availability
Ground	1,540	143.07	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£55,000 per annum
Rates	Via the Council
Service Charge	£5.85 per sq ft
VAT	On application
EPC	D (88)

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com