



AVAILABLE TO LET

45-47 Underwood Street, N1

45-47 Underwood Street, London N1 7LG



Office for rent, 4,494 sq ft, £49.50 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/43113-45-47-underwood-street-n1-45-47-underwood-street>

Lucy Stephens
lucys@stirlingackroyd.com

George Brereton
georgeb@stirlingackroyd.com

45-47 Underwood Street, N1

45-47 Underwood Street, London N1 7LG

To request a viewing call us on 0203 911 3666



Converted Warehouse Ground Floor Office to Let - N1

Located just 5 minutes' walk from Old Street roundabout where Underground, National Rail and bus services connect to much of London, making this an easy place to get to and from with Clerkenwell, The City, West End, Islington and Kings Cross all readily accessible. An array of local shops, cafes and restaurants are just around the corner including The Eagle gastro-pub as reference in the nursery rhyme 'Pop goes the weasel' and Jamie Oliver's former Fifteen restaurant.

This converted ground floor of a former Victorian warehouse building offers open plan work space bursting with original character including exposed London stock brickwork in part, timber beams and cast iron columns throughout mixed with modern amenities such as raised access floors and air conditioning. The apex corner position provides fantastic number of crittle style windows with shutters providing an abundance of natural light.

Highlights

- Open Plan Layout
- Multiple Glazed meeting rooms
- Large formal board room
- Great ceiling heights
- Air conditioning
- Raised floors
- Recently refurbished WC's
- Access to shared external courtyard

Property details

Rent	£49.50 psf
Est. S/C	£3.30 psf
Est. rates payable	£15.42 psf
Building type	Office
Planning class	B1
Available from	02/09/2019
Size	4,494 Sq ft
Lease details	New FRI Lease available for a term to be agreed
EPC certificate	Available on request

More information

[Visit microsite](#)

<https://www.realla.co.uk/m/43113-45-47-underwood-street-n1-45-47-underwood-street>

Contact us

Stirling Ackroyd

40 Great Eastern Street, London EC2A 3EP

www.stirlingackroyd.com/commercial

0203 911 3666

commercial@stirlingackroyd.com

@Stirling_London

facebook.com/StirlingAckroyd/

Lucy Stephens

Stirling Ackroyd

02039113667

lucys@stirlingackroyd.com

George Brereton

Stirling Ackroyd

0203 911 3668

georgeb@stirlingackroyd.com

Samantha-Jo Roberts

Stirling Ackroyd

0203 911 3672

samanthajor@stirlingackroyd.com

Quote reference: RENT-43113

08/10/2019 Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.